

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1522 Whitaker Street White Bear Lake, Minnesota

Prepared for:

Ramsey County and City of White Bear Lake

PHASE I ENVIRONMENTAL SITE ASSESSMENT 1522 WHITAKER STREET WHITE BEAR LAKE, MINNESOTA

(Peer File #22056.06)

Prepared for:

Ramsey County 15 West Kellogg Boulevard, Room 250 St. Paul, Minnesota 55102

City of White Bear Lake 4701 Highway 61 White Bear Lake, Minnesota 55110

Prepared by:

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June 12, 2013

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1.0 INTRODUCTION

1.1 PURPOSE

Peer Engineering, Inc. (Peer) was retained by Ramsey County to perform a Phase I Environmental Site Assessment of the property located at 1522 Whitaker Street in White Bear Lake, Minnesota (subject property). The objective of this assessment was to identify Recognized Environmental Conditions associated with the property according to the ASTM E 1527-05 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

The ASTM E 1527-05 Standard defines the term *recognized environmental condition* as meaning "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the *property* or into the ground, ground water, or surface water of the *property*. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions."

The Scope of Services performed by Peer is defined by the ASTM E 1527-05 Standard and the methodologies and procedures described in the body of this report. The ASTM E 1527-05 Standard is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability, which is the practice that constitutes "all appropriate inquiry into previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. 9601(35)(B).

1.2 LIMITATIONS AND EXCEPTIONS

This Phase I Environmental Site Assessment was performed in accordance with ASTM E 1527-05 Standard Practice for Environmental Site Assessments. Any limitations, additions, or exceptions from this scope are as stated in the body of this report.

1.3 SPECIAL TERMS AND CONDITIONS

Ramsey County authorized preparation of this Phase I ESA through the Brownfields Hazardous Substance Assessment Grant (Grant: BF00E009 00-0) previously awarded to the County by the U.S. Environmental Protection Agency (EPA).

This report has been prepared exclusively for Ramsey County and the City of White Bear Lake (the Users). The work at the subject property was completed as part of the Ramsey County Brownfield Assessment Project funded through a previously U.S. EPA Hazardous Substance Assessment Grant. No additional parties may rely on the contents of this report unless written authorization is obtained from Peer.

2.0 SITE LOCATION AND DESCRIPTION

The subject property is located at 1522 Whitaker Street in White Bear Lake, Ramsey County, Minnesota. This location is southwest of the intersection of Whitaker Street and State Highway 61 (see Figure 1).

Based on information obtained from the county website (attached in Appendix A), city and property representatives, and/or through subject property observations the subject property is comprised of three parcels (PINs 233022230005, 233022230006, and 233022240001) developed with a building that was constructed in 1970 (with additions in approximately 1980, 1985, and 1991). The building is heated using natural gas fired furnaces. The property has been utilized by the City of White Bear Public Works Department since at least the late 1960s. The department moved the majority of their operations to a new location but still uses the subject property for storage. The property is also used by a food shelf, a sail boat sail repair business (Sail LaVie), and by a boat storage business. The property contains 19.74 acres, the majority of which is wetland.

North: Whitaker Street followed by residential properties.

West: Wetland and residential properties.

South: Hoffman Road and a railroad track. Commercial properties are

located further to the south-southwest.

East: A railroad track followed by State Highway 61. Commercial/retail

properties are located east of Highway 61.

3.0 USER PROVIDED INFORMATION

In order to satisfy the requirements of AAI, the user bears specific responsibilities for satisfying certain components of the environmental inquiry. The E 1527-05 Practice provides a *User Questionnaire* which outlines the information that the user must provide (if available) to the Environmental Professional. The User Questionnaire is included as Appendix B.

4.0 RECORDS REVIEW

4.1 SITE GEOLOGY

Site geology can influence the susceptibility to, and relative magnitude of environmental impacts and liabilities associated with on-site and off-site sources of contamination. The following maps and publications were used to estimate the physical characteristics of the subject property:

- White Bear Lake West, Minnesota, 7.5 Minute Series Topographic Map, United States Geological Survey, 1967 (revised 1993).
- Geologic Atlas, Ramsey County, Minnesota, 1992, County Atlas Series, Atlas C-7, Minnesota Geological Survey.

Based on the referenced information, site topography is generally level with an elevation of approximately 920 feet above mean sea level. Surficial deposits in the vicinity of the property are comprised of sand lake sediments composed of fine to medium grained sand silt and clay; clayey lake sediment composed of clay and silt; and organic sediment composed of peat and shallow lake and marsh deposits. Bedrock occurs at a depth of approximately 200 feet below the ground surface and consists of dolostone of the Prairie du Chien Formation.

The water table is estimated to occur at a depth just below the ground surface. The water table contour map indicates that the ground water gradient slopes downward toward the northwest. It should be noted that the depth and gradient of the water table might change seasonally in response to variations in precipitation and recharge, and over time in response to urban development, such as storm water controls, impervious surfaces, and pumping wells.

4.2 HISTORICAL LAND USE INFORMATION

4.2.1 Historical Sources

Information sources consulted to evaluate past and present land use activities at the subject property included the following:

SOURCE	SOURCE LOCATION
Fire Insurance Maps	Environmental Data Resources.
Aerial Photographs	Historical Information Gatherers, Inc.
City Directories	Historical Information Gatherers, Inc.
Topographic Maps	Peer Engineering, Inc.
Ramsey County	Ramsey County Website.
City Records	White Bear Lake City Hall.

The ASTM Standard requires that review of historical sources be conducted from the present back to when the property first contained structures or was used for residential, agricultural, commercial, industrial, or governmental purposes. This task requires reviewing only as many of the "Standard Sources" as are necessary and both reasonably ascertainable and likely to be useful.

Historical information concerning the subject property was available back to 1937 in aerial photographs, 1956 in city directories, and 1967 in City of White Bear Lake records. It appears that the subject property was developed by 1937. Two structures were present on the property at that time; however, their use could not be determined. One of the structures was demolished in the early 1970s and the other in 2006. The 2006 demolition permit indicates that this building was the old City of White Bear Lake Aerator Building. Based on this notation and a notion on the topographic map that suggests that the property was used for sewage disposal, these early buildings may have been used as part of a sewage treatment process.

The initial portion of the existing building was constructed by 1970 with additions in approximately 1980, 1985, and 1991. These structures were used by the City of White Bear Lake as the public works facility until approximately 2010 when a new facility was constructed on a different property. The property is currently used for storage by the city and is leased to a business that stores boats, a business that repairs sails (Sail LaVie) and by a food shelf.

Based on past experience in this area, Peer determined that review of additional historical sources of information outlined in ASTM E 1527-05 would not likely provide additional useful information regarding the past use of the subject property.

4.2.2 Fire Insurance Maps

Fire insurance maps were historically published to aid the fire insurance industry in assessing potential fire and explosion hazards associated with developed properties. As a result, these maps often give an indication of potential environmental concerns, including the locations, sizes and contents of chemical and petroleum storage tanks, chemical and petroleum storage areas, and electrical equipment. These maps also typically depict physical and cultural features such as buildings, addresses, property names, land uses, property configuration, and other miscellaneous information.

Peer authorized Environmental Data Resources, Inc. (EDR) to review their collection of Sanborn fire insurance maps to determine if there was coverage for the subject property. According to EDR, they have the largest and most complete collection of Sanborn maps. EDR reported that fire insurance maps depicting the target property at the specified address were not identified. A copy of the Certified Sanborn Map Report provided by EDR is included as Appendix C.

4.2.3 Aerial Photographs

Aerial photographs obtained from Historical Information Gatherers (HIG's) Digital Library were examined for information regarding current and past site features and land use activities. Due to the scale and resolution of the photographs reviewed, only large features and general land uses were apparent. Details of site-specific features were not readily identifiable. HIG provided photographs for the years 1937, 1940, 1947, 1953, 1957, 1966, 1970, 1974, 1980, 1984, 1991, 1997, 2003 and 2010. Copies of the aerial photographs provided by HIG are included as Appendix D.

Subject Property

Two structures are evident on the southeast side of the subject property on the 1937 photograph. One of these structures is evident through 2003 and the other appears to have been demolished in the early 1970s. These buildings would have been located in an area that is south and east of the existing buildings. By 1966 and through 1974 there is a cylindrical feature evident in an area that is now developed with the existing buildings. Based on the aerial photograph scale, it appears that the cylinder is about 50 feet in diameter. The height could not be determined; however, it casts a shadow longer than the buildings that were present so that it appears to be at least two-stories tall. By 1970, the initial portion of the existing building is evident. An addition to the building is evident by 1980 and the final addition is evident by 1991. The areas surrounding the buildings on all of the photographs appear to be used for outdoor storage. As noted previously, the majority of the subject property land area appears to be wetland. The non-non wetland area appears to increase over time. In the earliest photographs the land was a rectangular strip running north to south between Whitaker Street and Hofmann Streets. It has been enlarged to the west in the vicinity of the existing building and further west in the area to the south of the existing buildings.

Surrounding Properties

The surrounding properties appear to be generally residential to the north and west, a mix of commercial and residential to the east (on the west side of White Bear Lake and Goose Lake), and commercial to the south. These land uses are fairly consistent over time; however, the density of the development increases over time.

4.2.4 City Directories

City directories list property occupants by individual property address and when available can often aid in determining historical property uses. Peer retained HIG to provide city directory listings for the subject and adjoining properties.

HIG provided city directories for the years 1956, 1961, 1966, 1971, 1976, 1981, 1986/87, 1992, 1999, 2002, and 2007. The directories were examined for current and potential past subject and adjoining property addresses.

The only listing for the subject property, listed as 1520 Whittaker, was in the 1976 directory. The subject property was listed as WBL City Public Works Department. Surrounding properties uses appear to have been listed as residential.

4.2.5 Topographic Maps

Topographic maps produced by the United States Geological Survey (USGS) depict cultural as well as natural surface features and elevation contours. The following USGS topographic maps was examined:

• White Bear Lake West, Minnesota, 7.5 Minute Series Topographic Map, 1967 (revised 1993).

What appears to be the existing building is depicted on this map. The building is depicted in purple which suggests that it was not present in 1967 when the original map was published. There is also a building depicted to the east of the existing building. That building is black indicating that it was present in 1967 and 1993. The words "sewage disposal" are also depicted on the property.

4.2.6 Ramsey County Records

Peer conducted a search of the Ramsey County Property Information database. This information is summarized in Section 2.0 and is included in Appendix A. The building construction year is listed as 1991.

4.2.7 City of White Bear Lake

In-person inquiry was made to the City of White Bear Lake Permit/Inspections Department for information regarding the subject property. The property permit file was provided for review.

The earliest permit in the file was dated March 2, 1967. That permit was issued to remodel a building that was on the property into a maintenance garage. The use of the that existing building was not noted. A 1968 permit notes that the property is not connected to city sewer and references a cesspool. A 1969 permit was issued for office area remodeling. A 1970 permit referenced the city garage as the property occupant. A 1981 permit indicates that a 1,000 gallon above ground propane tank was installed. A flammable waste trap, attached to six floor drains was installed as part of new building construction/addition in 1985. A permit to demolish a 5,600 square foot building referenced as the old City of White Bear Lake Aerator Building was issued in 2006.

4.3 FEDERAL AND STATE GOVERNMENT RECORDS REVIEW

4.3.1 Source

Peer utilized a regulatory database search report supplied by Environmental Data Resources (EDR). An EDR report was generated for the subject property on May 2, 2013. This report was used to identify verified or potential hazardous substance and petroleum release sites in the vicinity of the subject property. A copy of the report is included in Appendix E.

The Federal and State regulatory agency databases evaluated and the approximate minimum search distances used are consistent with the requirements of the ASTM E 1527-05 Standard Practice. The EDR report includes descriptions of the databases examined and radius maps showing the locations of many of the sites identified.

4.3.2 Subject Property

The subject property is listed on the unpermitted dump database as White Bear Lake City Dump and as White Bear Lake Public Works Lime Sludge Dump. No specific details were provided. The subject property is as listed as a licensed conditionally exempt small quantity hazardous waste generator.

4.3.3 Sites Within One-Quarter Mile

Based on a review of the EDR report, thirteen sites were identified within a one-quarter mile radius of the subject property. Some of these sites are listed on more than one database and some are listed with a different site name but appear to be associated with the same address.

Eight of these sites are listed on databases suggesting some regulated activity or potential use of solvents or petroleum products such as RCRA (small quantity hazardous waste generator, conditionally exempt small quantity generator, or nongenerator), historic auto station, historic cleaners, or registered underground storage tank (UST) but with no indication that any releases or violations have occurred or have been identified at these sites.

Three of the remaining sites are listed on the leaking underground storage tank (LUST) database. One of these is also listed on the SPILLS database. The files regarding all of these sites are closed indicating that the Minnesota Pollution Control Agency (MPCA) has determined that the investigation and/or remediation was completed to their satisfaction.

The remaining two sites are listed on the Voluntary Investigation and Cleanup (VIC) database or Brownfields database. No specific information was provided by EDR.

Based on site specific information indicated in the EDR report including: the types of database listings; regulatory status; distances from the subject property; and/or locations relative to the estimated direction of ground water flow, these listings do not appear to represent recognized environmental conditions at this time.

4.3.4 Sites Beyond One-Quarter Mile

An additional seven sites were identified between a one-quarter and one mile radius of the subject property. These sites are listed on one or more of the following databases: LUST, Leaking Above Ground Storage Tank (LAST), Tier 2, AgSpills, and/or VIC.

Based on the available information, regulatory status, on their distances from the subject property, and/or on their locations with respect to the subject property and the estimated direction of ground water flow, these identified sites do not represent recognized environmental conditions at this time.

4.3.5 Unmapped Listings

The EDR report listed twenty-one database listings that are identified as "orphans". Orphan listings are sites for which EDR could not determine an exact location due to incomplete or inaccurate database information. These listings appear to be for sites located beyond the appropriate search distances (as determined by the limited location information provided), their locations could not be determined, the listings were also mapped sites, or the listings were determined not to represent recognized environmental conditions.

5.0 INTERVIEWS/INQUIRIES

5.1 PROPERTY REPRESENTATIVES

Inquiry was made to the City of White Bear Lake for information regarding the subject property. As noted in Section 4.2.7 the building file was made available for review.

An interview was conducted with Mr. Dan Pawlenty, the City of White Bear Lake Public Works Superintendant. Peer made inquiry regarding knowledge of existing or former storage tanks, leaks, spills, dumps, or additional potential environmental concerns associated with the subject property. Mr. Pawlenty had no knowledge of storage tanks on the property. He indicated that the Public Works Department did generate hazardous waste related to vehicle maintenance but had no knowledge of releases or violations. He did indicate that Street sweeper debris, spoil from water main breaks, and lime sludge from water treatment was currently and formerly stored on the

property. He noted that he has surmised that the land area that is not wetland has increased over time due to filling related to the storage/disposal of these items and that the wetland area has decreased. He also indicated that the property may have historically been used for dumping, possibly as the former city dump.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. James Stephan of Peer conducted observations of conditions at the subject property and adjoining properties on May 8, 2013. Photographs were taken at the time of the site reconnaissance and are on file at Peer. Selected photographs are included as Appendix F. Mr. Pawlenty provided access to the property. Access was available to all areas of the property; however, the wetland areas were viewed but were not accessed. Observations of the adjoining properties were limited to those made from the subject property and public roadways. A general description of the subject and adjoining properties is included in Section 2.0.

6.2 SUBJECT PROPERTY

6.2.1 Hazardous Substances and Petroleum Products

Hazardous substances/petroleum products that were observed on the property were limited to some small quantities of maintenance chemicals and paints. Vehicle maintenance was formerly conducted on the property. Some staining of the concrete floor in various areas of the building was observed.

6.2.2 Aboveground or Underground Storage Tanks

No aboveground storage tanks or evidence of underground storage tanks, such as fill ports, vent pipes, dispensing pumps, and/or tank level meters, were observed.

6.2.3 Polychlorinated Biphenyls (PCBs)

Manufacturers of various types of electrical or hydraulic-powered equipment historically used polychlorinated biphenyls (PCBs) as a dielectric fluid coolant and stabilizer. A pad mounted transformer is present on the east side of the building. No evidence of leaking or staining was observed.

6.2.4 Other Items or Activities of Potential Environmental Concern

No evidence of clandestine drug labs, ground water monitoring wells, domestic water wells, septic systems, pools of liquid, corrosion, waste pits, waste ponds, lagoons,

stained soil, or stressed vegetation was observed at the subject property during Peer's site reconnaissance.

Floor drains are present in the building. It appears that these drain to a flammable waste trap prior to discharge to the sewer. The property representative indicated that the property is serviced by city water and sewer.

Storage of lime waste, street sweeper waste and soil removed from areas where water main repairs were completed (spoils) were observed on the south side of the property. Other items stored in this area included manhole covers and collars, baseball field dirt, street signs, and other miscellaneous items.

Boats were stored on the property at the time observations of the property were made. The boats were stored both in and outside of the building. No chemical or petroleum product storage was observed in association with the boat storage. Plastic 55-gallon drums were observed on the property and in the vicinity of the boat storage. Some were attached to wood planks. It was reported by the property representative that these drums are used as floats.

A rectangular concrete pad was observed on the central south part of the property. The use/former use of the pad could not be determined.

Peer conducted visual observations for suspect asbestos-containing materials (ACM) during the site reconnaissance. Flooring, sheetrock and other finish materials may contain asbestos. Such surfaces should be maintained in good condition and tested prior to any renovation or demolition that would disturb these surfaces. The materials that were observed were in good condition.

Based on the date of building construction, there is a potential that painted surfaces could contain lead. Such surfaces should be maintained in good condition and tested prior to any renovation or demolition that would disturb these surfaces. The surfaces that were observed were in good condition with no chipping or peeling noted.

6.3 ADJOINING PROPERTIES

Observations of adjoining properties were limited to those made from the subject property and public thoroughfares. A description of the adjoining properties is included in Section 2.0.

No hazardous substance or petroleum product storage or use is readily apparent on the adjoining properties. No apparent outdoor storage or manufacturing activity was observed on the surrounding properties. No industrial wastewater pits, ponds, or lagoons, industrial wastewater discharges or wastewater treatment processes were observed at adjoining properties.

7.0 FINDINGS AND OPINION

7.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has identified no recognized environmental conditions in connection with the subject property with the exception of the following.

The subject property has been developed since at least 1937. Past business uses or occupants of the property utilized chemicals and/or petroleum products as part of vehicle maintenance activities. It appears that the property was historically not connected to city sewer systems as the presence of a cesspool was noted in a 1968 building permit. Use of a cesspool could represent a conduit for subsurface contamination. Regulatory information and other sources suggest that the property was used for dumping both municipal (city dump) and for the disposal of lime sludge, a water treatment waste and/or sewage disposal. Other items stored/disposed on the property include street sweeper waste and water main spoils. Some of the dumped/disposed items appear to have been used as wetland fill. It appears that there are no regulatory actions pending in regard to environmental conditions at the subject property. However, there is a potential that impacts may be present at the subject property related to this past property use.

7.2 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E 1527-05 Standard defines the term *historical recognized environmental condition* as meaning "an environmental condition, which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently". This assessment has identified no historical recognized environmental conditions in connection with the subject property.

7.3 DE MINIMIS CONDITIONS

The government records review identified sites, detailed previously, within the ASTM search distances of the subject property. Based on factors affecting the significance of these sites relative to the subject property these sites represent de minimis conditions at this time.

Conditions determined to be de minimis are not recognized environmental condition as defined by ASTM.

8.0 CONCLUSIONS

Peer has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the property located at 1522 Whitaker Street in White Bear Lake, Minnesota. Any exceptions to or deletions from this practice are described in Section 9.0 of this report. This assessment has revealed no recognized environmental conditions (RECs) in connection with the subject property except for those discussed in Section 7.1. A Phase II Investigation would be required to evaluate the property for the presence of contamination related to these RECs.

9.0 DEVIATIONS

No deviations to the standard or data gaps are noted.

10.0 REFERENCES

GEOLOGICAL REFERENCES

- White Bear Lake West, Minnesota, 7.5 Minute Series Topographic Map, United States Geological Survey, 1967 (revised 1993).
- Geologic Atlas, Ramsey County, Minnesota, 1992, County Atlas Series, Atlas C-7, Minnesota Geological Survey.

HISTORICAL REFERENCES

Fire Insurance Maps - Environmental Data Resources

No Coverage.

Aerial Photographs - Historical Information Gatherers, Inc., Hopkins, MN

• 1937, 1940, 1947, 1953, 1957, 1966, 1970, 1974, 1980, 1984, 1991, 1997, 2003 and 2010.

<u>City Directories – Historical Information Gatherers, Inc., Hopkins, MN</u>

• 1956, 1961, 1966, 1971, 1976, 1981, 1986/87, 1992, 1999, 2002, and 2007.

Topographic Maps - United States Geological Survey

• White Bear Lake West, Minnesota, 7.5 Minute Series Topographic Map, 1967 (revised 1993).

Ramsey County Property Information - http://www.co.ramsey.mn.us

City Records - Building Inspections Department, White Bear Lake City Hall

REGULATORY

Federal and State Database Review – Environmental Data Resources.

INTERVIEWS/INQUIRIES

- Mr. Dan Paulenty, City of White Bear Lake
- White Bear Lake Building Inspections Department.
- White Bear Lake Fire Department.

11.0 GENERAL REMARKS

11.1 STANDARD OF CARE

The services performed by Peer Engineering, Inc. have been conducted with that level of care and skill ordinarily exercised by reputable members of the profession, practicing in the same locality under similar budget and time constraints. No other warranty is made or intended.

11.2 QUALIFICATIONS AND SIGNATURES

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Part 312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A summary of corporate and individual qualifications for Peer and the individuals associated with this project is included in Appendix G.

Prepared by:

Peer Engineering, Inc.

Reviewed by:

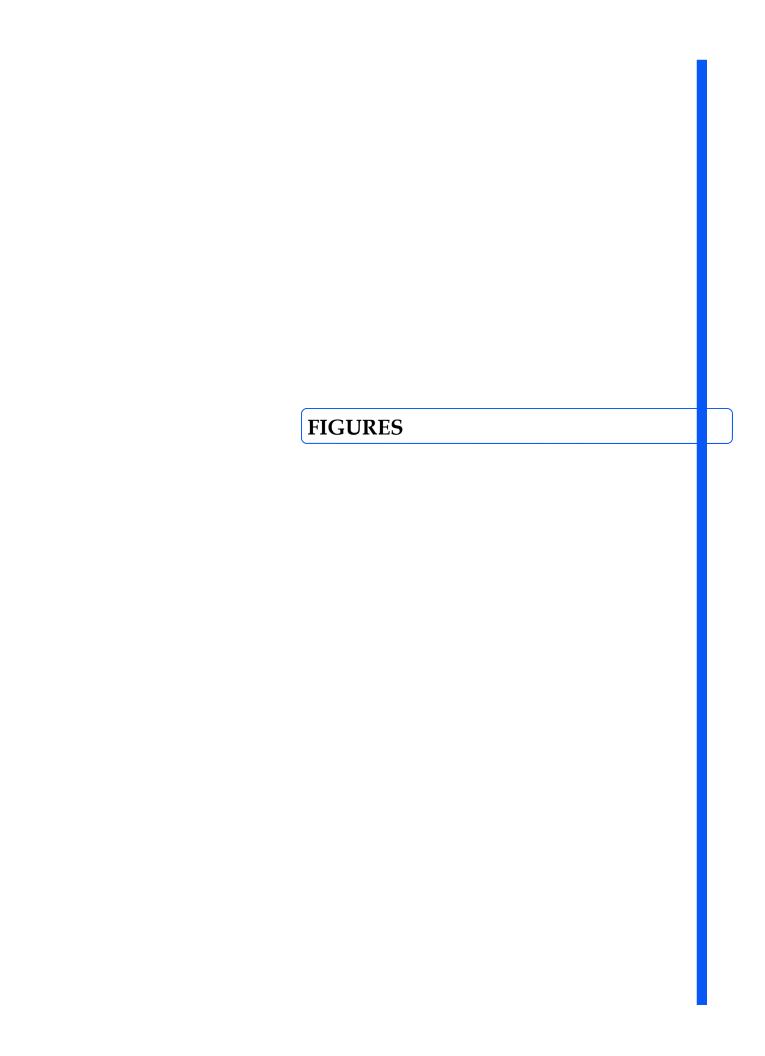
Peer Engineering, Inc.

James E. Stephan

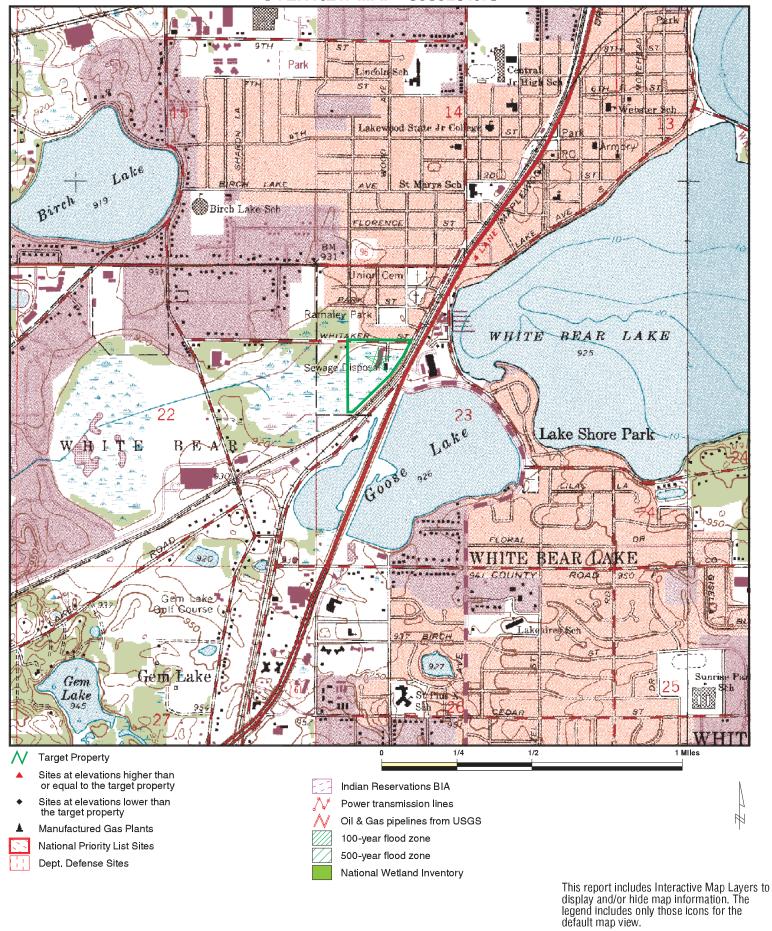
Senior Environmental Professional

Kelly W. Brown

Senior Environmental Professional



OVERVIEW MAP - 3595291.1s



CLIENT: Peer Env. & Engineering CONTACT: James Stephan

INQUIRY#: 3595291.1s

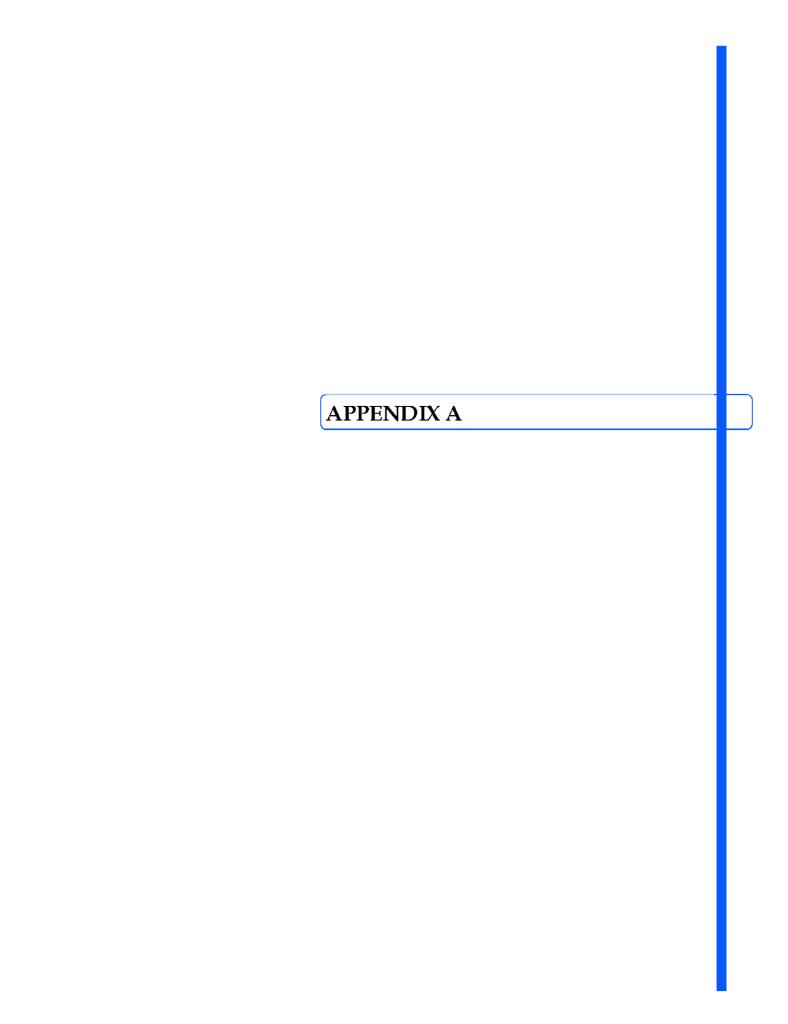
White Bear Lake MN 55110 LAT/LONG: 45.0746 / 93.0212

SITE NAME:

ADDRESS:

1522 Whitaker Street 1522 Whitaker Street

DATE: May 02, 2013 12:50 pm



MapRamsey



Legend

- County Offices
- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Cities

Notes

233022230005

NAD_1983_HARN_Adj_MN_Ramsey_Feet © Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Ramsey County Parcel Report

Report generated 4/23/2013 3:17:25 PM

Sq. Ft.



Parcel location within Ramsey County

Link to Ramsey County Tax and Property Quick Info

Taxlot Information

Parcel ID: 233022230005

2013 Pay 2014 EMV Land:



Taxlot highlighted in blue

Home Style:

Owner Name: City Of White Bear Lake Use Type: Vacant Land

Owner Name: Homestead:

Dwelling Type: 0 Whitaker St, White Bear Lake Site Address:

MN 55110

Living Area: Sq. Ft. Lot: Block:

Plat Name: Year Built: SECTION 23 TOWN 30 RANGE 22

Area: 12.13 Acre(s) Garage:

700100 Garage Area:

2013 Pay 2014 EMV Building: Heating Type:

Cooling Type: 2013 Pay 2014 EMV Total: 700100

Total Tax* in 2013: School District: 624

Special Assessment Due: Watershed District:

Tax Exempt: Y Green Acre:

Last Sale Date: Open Space: N

Last Sale Price: Agriculture Preserve: N

MapRamsey



Legend

- County Offices
- City Halls
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Cities

Notes

233022230006

NAD_1983_HARN_Adj_MN_Ramsey_Feet © Ramsey County Enterprise GIS Division

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Ramsey County Parcel Report

Report generated 4/23/2013 3:18:15 PM



Parcel location within Ramsey County

Link to Ramsey County Tax and Property Quick Info

Taxlot Information

Parcel ID: 233022230006



Taxlot highlighted in blue

Owner Name: City Of White Bear Lake Use Type: Exempt Property Owned By Municipals

Owner Name: Homestead: N

Site Address: 1890 Whitaker St, White Bear Lake Dwelling Type:

MN 55110

Home Style:

Lot: Block: Living Area: Sq. Ft.

Plat Name: SECTION 23 TOWN 30 RANGE 22 Year Built: 1991

Area: 4.1 Acre(s) Garage:

2013 Pay 2014 EMV Land: 1071600 Garage Area: Sq. Ft.

2013 Pay 2014 EMV Building: 1103800 Heating Type:

2013 Pay 2014 EMV Total: 2175400 Cooling Type:

Total Tax* in 2013: 340 School District: 624

Special Assessment Due: 339.66 Watershed District:

Tax Exempt: Y Green Acre:

Last Sale Date: Open Space: N

Last Sale Price: Agriculture Preserve: N

MapRamsey



Legend

- County Offices
- City Halls
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries
- Cities

Notes

233022240001

NAD_1983_HARN_Adj_MN_Ramsey_Feet © Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Ramsey County Parcel Report

Report generated 4/23/2013 3:18:55 PM



Parcel location within Ramsey County

Link to Ramsey County Tax and Property Quick Info

Taxlot Information

Parcel ID: 233022240001



Taxlot highlighted in blue

Home Style:

Owner Name: City Of White Bear Lake Use Type: Vacant Land

Owner Name: Homestead: N

Site Address: 0 Whitaker St, White Bear Lake Dwelling Type:

MN 55110

Lot: 2 Block: Living Area: Sq. Ft.

Plat Name: SECTION 23 TOWN 30 RANGE 22 Year Built:

Area: 3.51 Acre(s) Garage:

2013 Pay 2014 EMV Land: 137600 Garage Area: Sq. Ft.

2013 Pay 2014 EMV Building: 0 Heating Type:

2013 Pay 2014 EMV Total: 137600 Cooling Type:

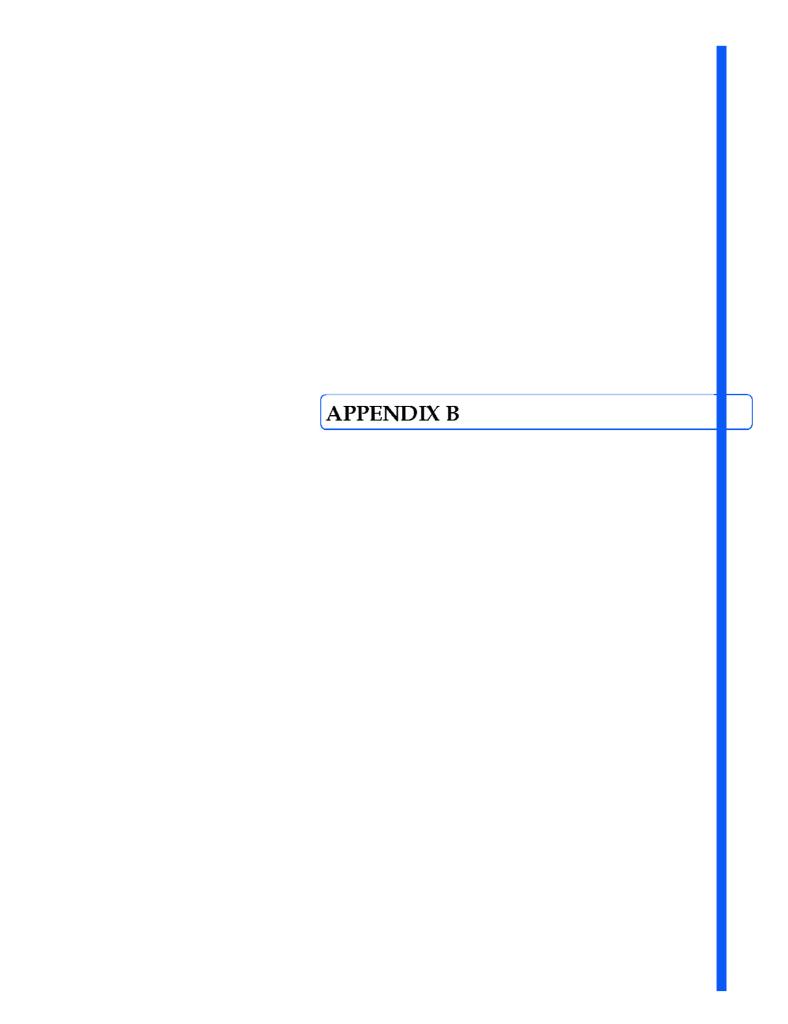
Total Tax* in 2013: 0 School District: 624

Special Assessment Due: Watershed District:

Tax Exempt: Y Green Acre:

Last Sale Date: Open Space: N

Last Sale Price: Agriculture Preserve: N





PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) USER QUESTIONNAIRE Page 1 of 2

Introduction:

In order to qualify for one of the Landowner Liability Protections (LLPs)¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the *user* must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

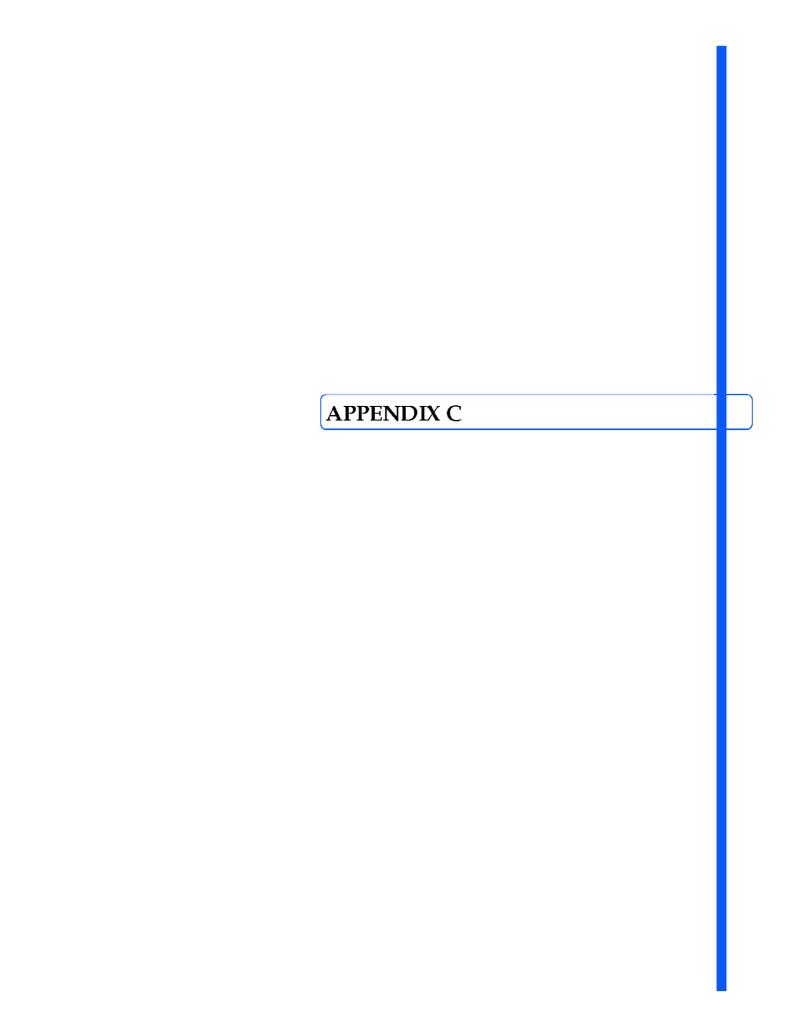
- (1.) Environmental cleanup liens that are filed or recorded against the site (40CFR 312.25). Are you aware of any environmental cleanup liens against the property that are filled or recorded under federal, tribal, state or local law?
- (2.) Activity and Land Use Limitations (AULs) that are in place on the property or that have been filed or recorded in a registry (40 CRR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal, state or local law?
- (3.) Specialize knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the *user* of this ESA do you have any specialized knowledge or experience related to the property at nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?
- (4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40CFR 312.29). Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

¹ Landowner Liability Protections, or LLPs, is the term used to describe the three types of potential defenses to Superfund liability in EPA's Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability ("Common Elements" Guide) issued March 6, 2003.



PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA) USER QUESTIONNAIRE Page 2 of 2

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as <i>user</i> ,
(a.) Do you know the past uses of the property?
(b.) Do you know of specific chemicals that are present or once were present at the property?
(c.) Do you know of spills or other chemical releases that have taken place at the property?
(d.) Do you know of any environmental cleanups that have taken place at the property?
(6.) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). As the <i>user</i> of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?
Completed by:
Company:
Date:



1522 Whitaker Street

1522 Whitaker Street White Bear Lake, MN 55110

Inquiry Number: 3595291.2

May 02, 2013

Certified Sanborn® Map Report



Certified Sanborn® Map Report

5/02/13

Site Name: Client Name:

1522 Whitaker StreetPeer Env. & Engineering1522 Whitaker Street7615 Golden TriangleWhite Bear Lake, MN 55110Eden Prairie, MN 55344

EDR Inquiry # 3595291.2 Contact: James Stephan



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Peer Env. & Engineering were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 1522 Whitaker Street Address: 1522 Whitaker Street

City, State, Zip: White Bear Lake, MN 55110

Cross Street:

P.O. # NA Project: 22056.06

Certification # FAD6-4BB3-AE81



Sanborn® Library search results Certification # FAD6-4BB3-AE81

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Library of Congress

✓ University Publications of America

▼ EDR Private Collection

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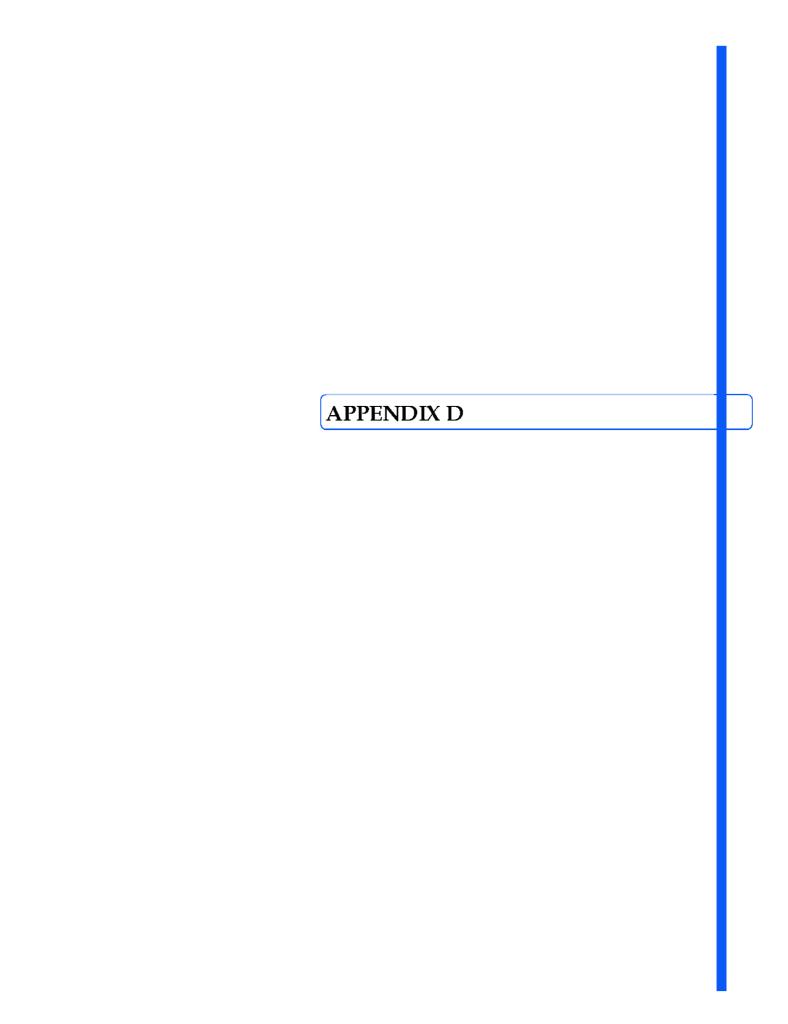
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1522 Whitaker Street White Bear Lake, MN



2010

HIG Project # 132705 Client Project # 22056.06 Approximate Scale 1:6000 (1"=500')





1522 Whitaker Street White Bear Lake, MN



2003

HIG Project # 132705 Client Project # 22056.06 Approximate Scale 1:6000 (1"=500')





1522 Whitaker Street White Bear Lake, MN



1997

HIG Project # 132705 Client Project # 22056.06 Approximate Scale 1:6000 (1"=500')







1991

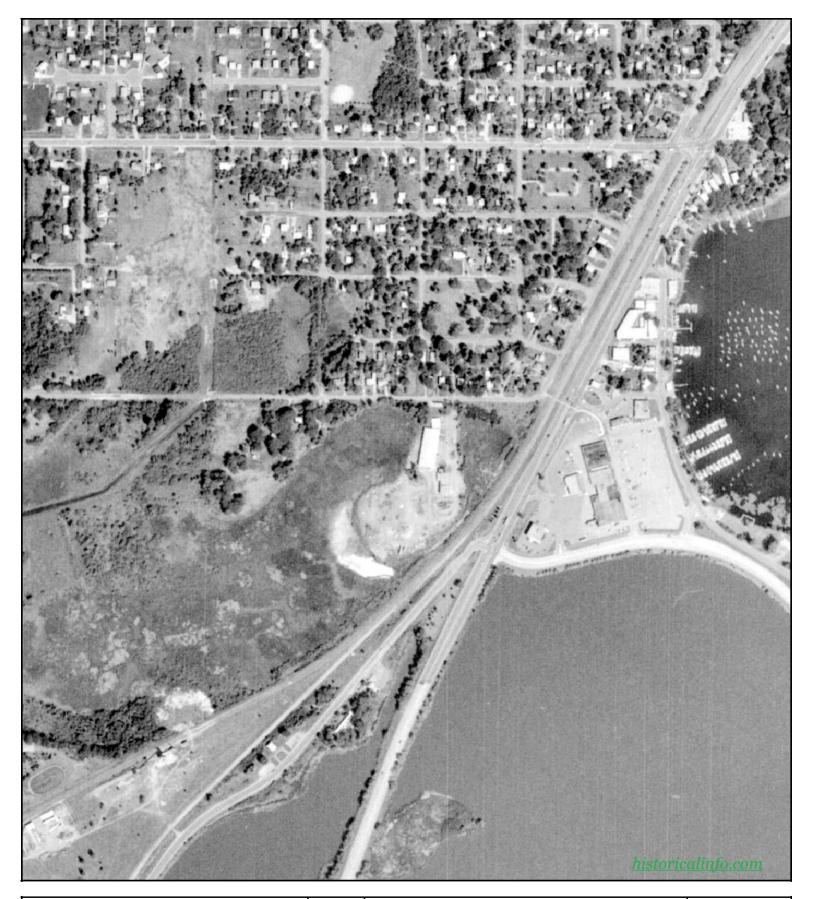






1984

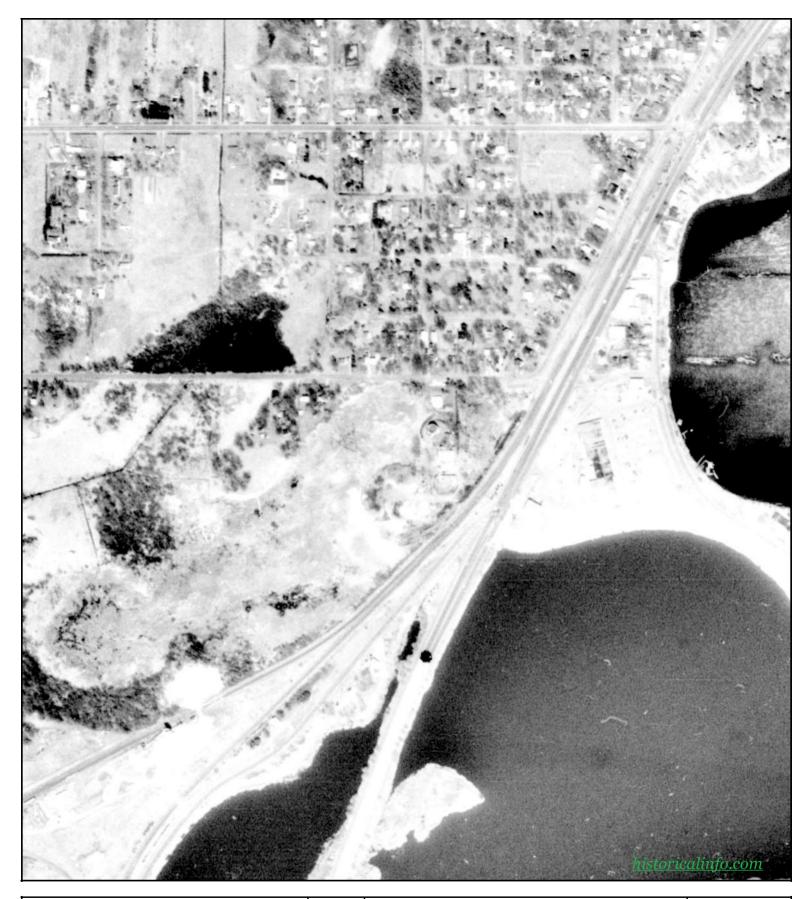






1980







1974







1970







1966

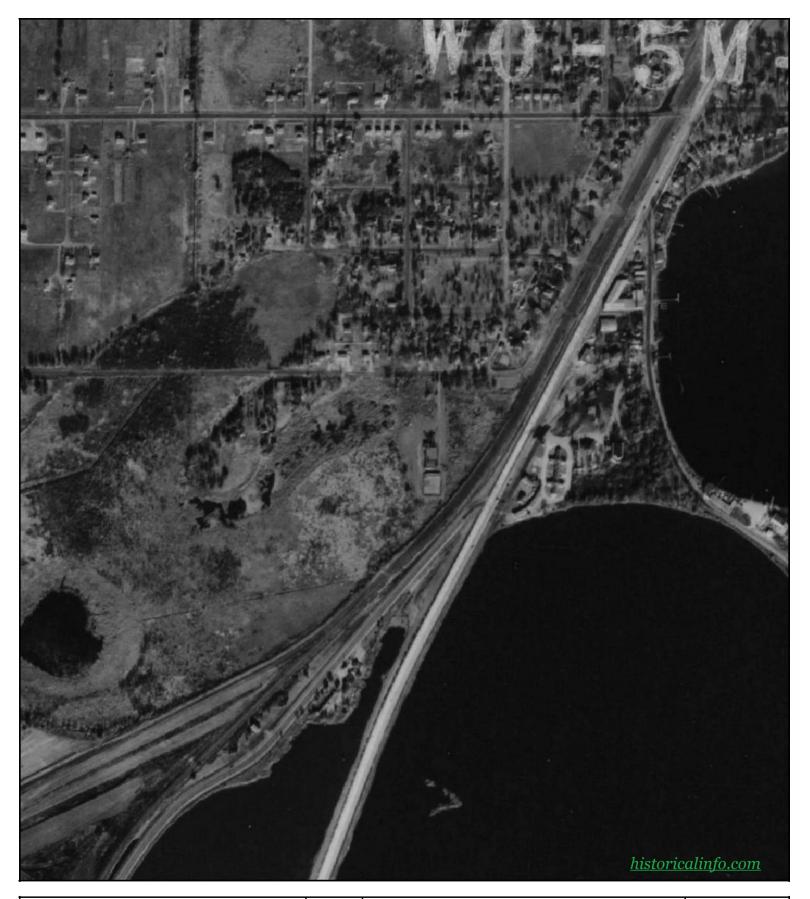






1957







1953







1947

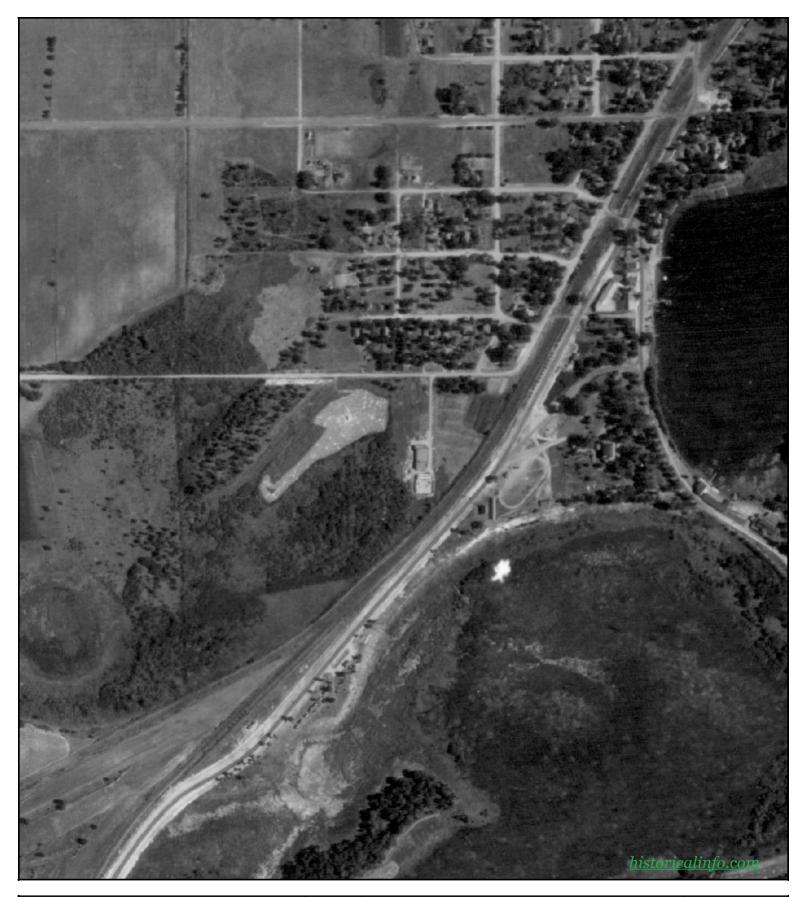






1940

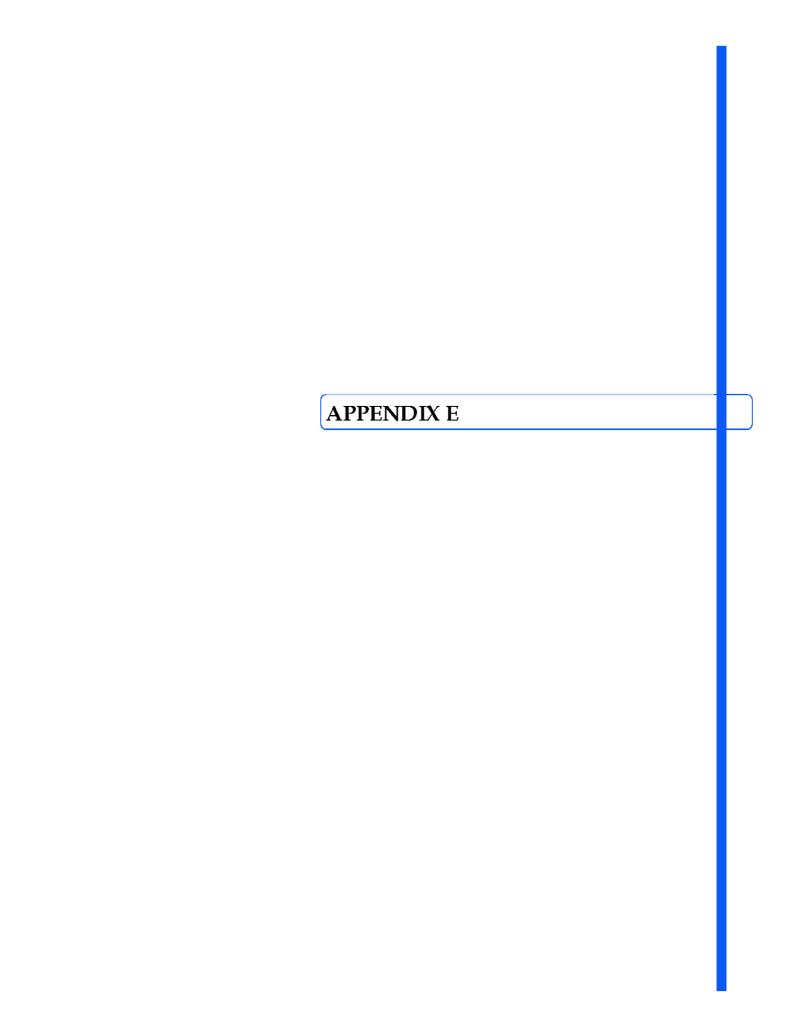






1937





1522 Whitaker Street 1522 Whitaker Street White Bear Lake, MN 55110

Inquiry Number: 3595291.1s

May 02, 2013

EDR Summary Radius Map Report

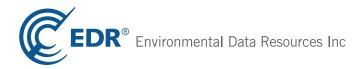


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GEOCHECK ADDENDUM	

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050 with any questions or comments.

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A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1522 WHITAKER STREET WHITE BEAR LAKE, MN 55110

COORDINATES

Latitude (North): 45.0746000 - 45° 4' 28.56" Longitude (West): 93.0212000 - 93° 1' 16.32"

Universal Tranverse Mercator: Zone 15 UTM X (Meters): 498331.2 UTM Y (Meters): 4991020.5

Elevation: 916 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TF

Source: USGS 7.5 min quad index

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2010 Source: USDA

MAPPED SITES SUMMARY

Target Property Address: 1522 WHITAKER STREET WHITE BEAR LAKE, MN 55110

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft.) DIRECTION
1	WHITE BEAR LAKE CITY	SEE LOCATION DESCRIP	MN LS	Higher	1 ft.
2	WHITE BEAR LAKE PUBL	1884 WHITAKER	MN LS	Higher	17, NE
3		1832 WHITAKER ST	EDR US Hist Auto Stat	Higher	108, WNW
4	WHITE BEAR LAKE CITY	4200 HOFFMAN RD	RCRA-CESQG, FINDS	Higher	126, SSE
A5	QUAAS CHIROPRACTIC	4436 HIGHWAY 61 N	RCRA-CESQG, FINDS	Higher	133, ENE
A6	HOFFMAN CORNER OIL C	4440 N HIGHWAY 61	UST	Higher	151, ENE
A7	CORNER OIL CO	4440 N HIGHWAY 61	LUST, SPILLS, Financial Assurance	Higher	151, ENE
B8	J AND C SPORTS	4410 HWY 61	RCRA NonGen / NLR, FINDS	Higher	241, ESE
B9	NORWEST BANK WHITE B	4400 HWY 61	RCRA NonGen / NLR, FINDS	Higher	246, ESE
A10	LUNDSTROM CHIROPRACT	1979 WHITAKER ST	RCRA NonGen / NLR, FINDS	Higher	300, ENE
C11	GULDEN KENT C DDS PA	4437 S LAKE AVE	RCRA NonGen / NLR, FINDS	Higher	625, ENE
C12	TALLYS ANCHOR INN	4440 LAKE AVE S	LUST, Financial Assurance	Higher	630, ENE
C13	TALLYS	4440 LAKE AVE S	UST, AST	Higher	630, ENE
C14	MERWIN REED DRUG	4425 LAKE AVE S	RCRA NonGen / NLR	Higher	685, East
D15		4411 LAKE AVE S	EDR US Hist Cleaners	Higher	829, East
E16	JOHNSON BOAT WORKS	4495 LAKE AVENUE SOU	RCRA NonGen / NLR, FINDS, UST, MANIFEST	Higher	909, NE
E17	BOATWORKS COMMONS	4455, 4461 AND 4495	SRS, VIC	Higher	909, NE
E18	FORMER JOHNSON BOAT	4495 LAKE AVE	LUST, Financial Assurance	Higher	926, NE
19	T MOBIL SITE	4151 HOFFMAN RD	BROWNFIELDS, Financial Assurance	Higher	962, SSW
D20	CLASSIC CLEANERS	4397 LAKE AVE S	DRYCLEANERS	Higher	980, East
D21		4397 LAKE AVE S	EDR US Hist Cleaners	Higher	980, East
D22	CLASSIC CLEANERS	4397 LAKE AVE S	RCRA-CESQG, FINDS	Higher	980, East
F23	UNIVERSAL FOREST PRO	4141 HOFFMAN ROAD	RCRA-CESQG, TRIS, FINDS, UST, LAST, SPILLS, AIRS,	Higher	1352, SW
F24	UNIVERSAL FOREST PRO	4141 HOFFMAN RD	SRS, MN LS, MANIFEST, ENF, TIER 2	Higher	1352, SW
25	QUALITY WOOD TREATIN		AGSPILLS, AGVIC	Higher	1459, SW
G26	WATER GREMLIN CO	1610 WHITAKER ST	MN LS, MANIFEST, Financial Assurance	Higher	2180, West
G27	WATER GREMLIN CO.	1610 WHITAKER AVE	SRS, AIRS, TIER 2	Higher	2180, West
28	JIFFY LUBE USED OIL	4561 LAKE AVE NORTH	LUST, SPILLS, Financial Assurance	Higher	2253, NE
H29	KOHLER MIX SPECIALTI	4041 HIGHWAY 61	LUST, UST, SPILLS, TIER 2, Financial Assurance	Higher	2263, SSW
H30	KOHLER MIX SPECIALTI	4041 HIGHWAY 61 N	MN LS, AIRS	Higher	2263, SSW
31	WHITE BEAR BULK FACI	HIGHWAY 61 & 96	LUST, SPILLS, Financial Assurance	Higher	2278, NE
32	LINDSAY WATER SOFTEN	4190/4200 OTTER LAKE	MN LS	Higher	2344, SW

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 02/12/2013 has revealed that there are 3 RCRA-CESQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WHITE BEAR LAKE CITY	4200 HOFFMAN RD	SSE 0 - 1/8 (0.024 mi.)	4	7
QUAAS CHIROPRACTIC	4436 HIGHWAY 61 N	ENE 0 - 1/8 (0.025 mi.)	A5	7
CLASSIC CLEANERS	4397 LAKE AVE S	E 1/8 - 1/4 (0.186 mi.)	D22	11

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 02/01/2013 has revealed that there are 6 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CORNER OIL CO Complete Site Closed Date: 05/06/	4440 N HIGHWAY 61 (1997 00:00:00	ENE 0 - 1/8 (0.029 mi.)	A7	8
TALLYS ANCHOR INN Complete Site Closed Date: 07/25/	4440 LAKE AVE S (1991 00:00:00	ENE 0 - 1/8 (0.119 mi.)	C12	9
FORMER JOHNSON BOAT Complete Site Closed Date: 11/17/	4495 LAKE AVE (1998 00:00:00	NE 1/8 - 1/4 (0.175 mi.)	E18	10
JIFFY LUBE USED OIL Complete Site Closed Date: 07/23/	4561 LAKE AVE NORTH 2000 00:00:00	NE 1/4 - 1/2 (0.427 mi.)	28	12
KOHLER MIX SPECIALTI Complete Site Closed Date: 06/27/	4041 HIGHWAY 61 (1994 00:00:00	SSW 1/4 - 1/2 (0.429 mi.)	H29	13
WHITE BEAR BULK FACI Complete Site Closed Date: 01/23/	HIGHWAY 61 & 96 2013 00:00:00	NE 1/4 - 1/2 (0.431 mi.)	31	13

LAST: A review of the LAST list, as provided by EDR, and dated 02/01/2013 has revealed that there is 1 LAST site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
UNIVERSAL FOREST PRO	4141 HOFFMAN ROAD	SW 1/4 - 1/2 (0.256 mi.)	F23	11
Complete Site Closed Date: 12/07/200	06 00:00:00			

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 02/01/2013 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOFFMAN CORNER OIL C	4440 N HIGHWAY 61	ENE 0 - 1/8 (0.029 mi.)	A6	7
TALLYS	4440 LAKE AVE S	ENE 0 - 1/8 (0.119 mi.)	C13	9
JOHNSON BOAT WORKS	4495 LAKE AVENUE SOU	NE 1/8 - 1/4 (0.172 mi.)	E16	9

AST: A review of the AST list, as provided by EDR, and dated 02/01/2013 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TALLYS	4440 LAKE AVE S	ENE 0 - 1/8 (0.119 mi.)	C13	9

State and tribal voluntary cleanup sites

VIC: A review of the VIC list, as provided by EDR, and dated 02/04/2013 has revealed that there is 1 VIC site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOATWORKS COMMONS	4455, 4461 AND 4495	NE 1/8 - 1/4 (0.172 mi.)	E17	10

State and tribal Brownfields sites

BROWNFIELDS: A review of the BROWNFIELDS list, as provided by EDR, and dated 09/30/2012 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
T MOBIL SITE	4151 HOFFMAN RD	SSW 1/8 - 1/4 (0.182 mi.)	19	10

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

SRS: A review of the SRS list, as provided by EDR, and dated 02/04/2013 has revealed that there are 3 SRS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOATWORKS COMMONS	4455, 4461 AND 4495	NE 1/8 - 1/4 (0.172 mi.)	E17	10
UNIVERSAL FOREST PRO	4141 HOFFMAN RD	SW 1/4 - 1/2 (0.256 mi.)	F24	11
WATER GREMLIN CO.	1610 WHITAKER AVE	W 1/4 - 1/2 (0.413 mi.)	G27	12

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/12/2013 has revealed that there are 6 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
J AND C SPORTS	4410 HWY 61	ESE 0 - 1/8 (0.046 mi.)	B8	8
NORWEST BANK WHITE B	4400 HWY 61	ESE 0 - 1/8 (0.047 mi.)	B9	8
LUNDSTROM CHIROPRACT	1979 WHITAKER ST	ENE 0 - 1/8 (0.057 mi.)	A10	8
GULDEN KENT C DDS PA	4437 S LAKE AVE	ENE 0 - 1/8 (0.118 mi.)	C11	8
MERWIN REED DRUG	4425 LAKE AVE S	E 1/8 - 1/4 (0.130 mi.)	C14	9
JOHNSON BOAT WORKS	4495 LAKE AVENUE SOU	NE 1/8 - 1/4 (0.172 mi.)	E16	9

MN LS: A review of the MN LS list, as provided by EDR, and dated 04/22/2009 has revealed that there are 6 MN LS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WHITE BEAR LAKE CITY	SEE LOCATION DESCRIP	0 - 1/8 (0.000 mi.)	1	7
WHITE BEAR LAKE PUBL	1884 WHITAKER	NE 0 - 1/8 (0.003 mi.)	2	7
UNIVERSAL FOREST PRO	4141 HOFFMAN RD	SW 1/4 - 1/2 (0.256 mi.)	F24	11
WATER GREMLIN CO	1610 WHITAKER ST	W 1/4 - 1/2 (0.413 mi.)	G26	12
KOHLER MIX SPECIALTI	4041 HIGHWAY 61 N	SSW 1/4 - 1/2 (0.429 mi.)	H30	13
LINDSAY WATER SOFTEN	4190/4200 OTTER LAKE	SW 1/4 - 1/2 (0.444 mi.)	32	14

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, and dated 03/18/2013 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
CLASSIC CLEANERS	4397 LAKE AVE S	E 1/8 - 1/4 (0.186 mi.)	D20	10	

AGVIC: A review of the AGVIC list, as provided by EDR, and dated 02/14/2013 has revealed that there is 1 AGVIC site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
QUALITY WOOD TREATIN		SW 1/4 - 1/2 (0.276 mi.)	25	12

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there is 1 EDR US Hist Auto Stat site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	1832 WHITAKER ST	WNW 0 - 1/8 (0.020 mi.)	3	7

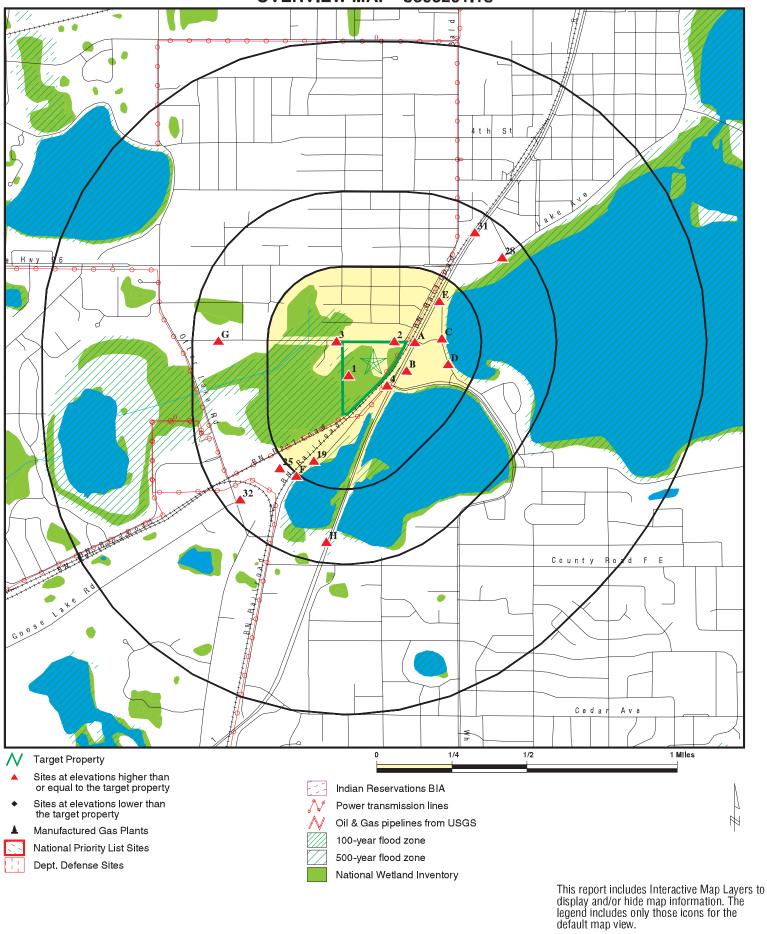
EDR US Hist Cleaners: A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there are 2 EDR US Hist Cleaners sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page	
Not reported	4411 LAKE AVE S	E 1/8 - 1/4 (0.157 mi.)	D15	9	
Not reported	4397 LAKE AVE S	E 1/8 - 1/4 (0.186 mi.)	D21	10	

Count: 21 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ARDEN HILLS	S106784389	TCAAP SUNFISH LAKE	HAMLINE AVE	55110	SHWS, SRS
GEM LAKE	1000308912	J AND C SPORTS	3583 HOFFMAN CORS	55110	RCRA NonGen / NLR, FINDS
SAINT PAUL	2008454559	400 1ST STREET	400 1ST AVE	55110	HMIRS
SAINT PAUL	S112190640	FORMER GAS STATION	1986 HWY 96 E	55110	LUST, Financial Assurance
SAINT PAUL	1015734716	WHITE BEAR LAKE TWP DUMP	935 E HWY 96	55110	CERC-NFRAP, RCRA NonGen / NLR
VADNAIS HEIGHTS	S110522069	WHITE BEAR DODGE	3430 HWY 61 N	55110	SRS, INST CONTROL, VIC
VADNAIS HEIGHTS	1012182347	HIGH TECH AUTO SERVICE	3280 HWY 61 N	55110	RCRA-CESQG
WHITE BEAR LAKE	1003872002	OLD WHITE BEAR ROD & GUN CLUB SITE	I 35E & HWY 96	55110	CERC-NFRAP
WHITE BEAR LAKE	S103909225	WHITE BEAR LAKE ROD & GUN CLUB	RT 35E & HWY 96	55110	SRS, VIC
WHITE BEAR LAKE	1000306183	MINN STATE OF NATIONAL GUARD ARMOR	502 4TH ST	55110	RCRA NonGen / NLR, FINDS
WHITE BEAR LAKE	U004175202	BALD EAGLE SPORTS	5960 HWY 61 N	55110	UST, AST
WHITE BEAR LAKE	1007102666	LUNDSTROM CHIROPRACTIC CTR	4436 HWY 61	55110	RCRA NonGen / NLR
WHITE BEAR LAKE	1004737369	PETRY'S WHITE BEAR AUTOMOTIVE	3865 HWY 61 N	55110	RCRA-CESQG, FINDS
WHITE BEAR LAKE	1008882350	LAKE AREA DENTAL PA	4801 HWY 61	55110	RCRA-CESQG
WHITE BEAR LAKE	1007103167	WHITE BEAR ISUZU	3865 HWY 61 N	55110	RCRA NonGen / NLR
WHITE BEAR LAKE	S110325723	WHITE BEAR UTILITY SITE	BALD EAGLE AVE & 1ST ST		LUST, Financial Assurance
WHITE BEAR LAKE	U004157624	WHITE BEAR LAKE SUPERSTORE	3880 N HWY 61	55110	UST
WHITE BEAR LAKE	U000270973	WHITE BEAR SECTION	USHY 61 & CORD G	55110	UST, Financial Assurance
WHITE BEAR LAKE	S106546914	SUNRISE WHITE BEAR LTD PARTNERSHIP	WHITE BEAR AVE & COUNTRY RD E		LUST, Financial Assurance
WHITE BEAR TOWNSHIP	S111411233	REHBEIN TRANSIT	5926 HWY 61 N	55110	LAST, Financial Assurance
WHITE BEAR TOWNSHIP	S106709853	HIGHWAY 96 DUMP	INTERSECTION OF GREENHAVEN DR	55110	SHWS, SRS

OVERVIEW MAP - 3595291.1s



SITE NAME: 1522 Whitaker Street ADDRESS: 1522 Whitaker Street White Bear Lake MN 55110

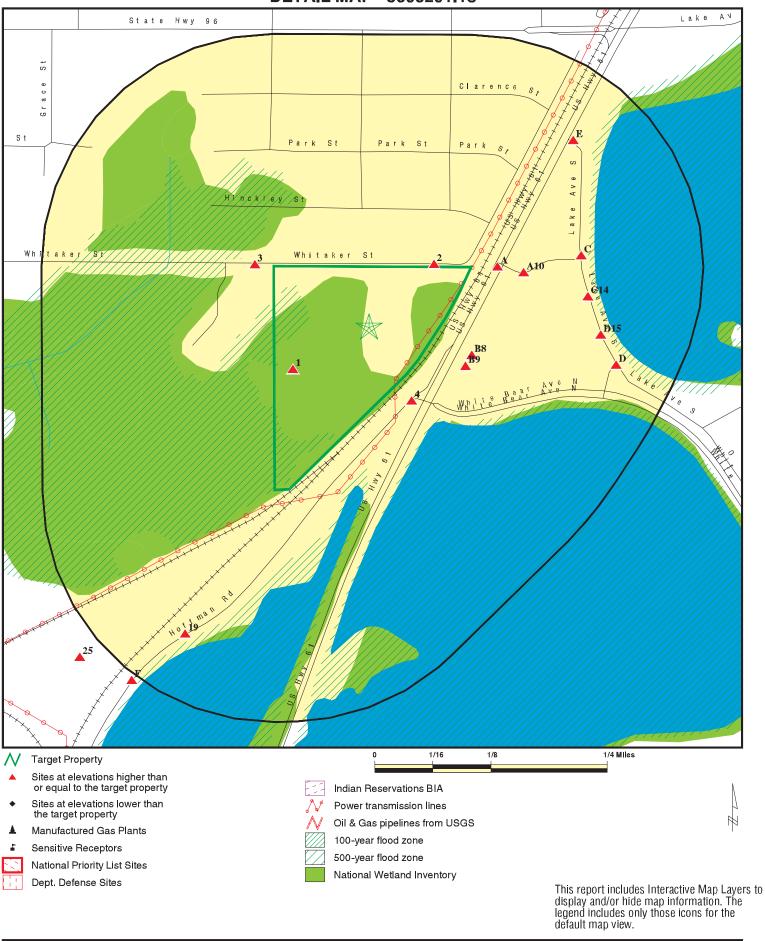
LAT/LONG: 45.0746 / 93.0212 CLIENT: CONTACT: Peer Env. & Engineering

James Stephan

INQUIRY #: 3595291.1s May 02, 2013 12:50 pm DATE:

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DETAIL MAP - 3595291.1s



SITE NAME: 1522 Whitaker Street 1522 Whitaker Street ADDRESS: White Bear Lake MN 55110

LAT/LONG: 45.0746 / 93.0212 CLIENT: CONTACT: Peer Env. & Engineering

James Stephan

INQUIRY #: 3595291.1s

DATE: May 02, 2013 12:52 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENT	TAL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL sit	e list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 1.000		0 0	0 0	0 0	NR 0	NR NR	0 0
Federal CERCLIS NFRA	P site List							
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRAC	TS facilities lis	st						
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-COR	RACTS TSD fa	cilities list						
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generator	rs list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 2	0 0 1	NR NR NR	NR NR NR	NR NR NR	0 0 3
Federal institutional con engineering controls reg								
US ENG CONTROLS US INST CONTROL LUCIS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	alent NPL							
MN PLP	1.000		0	0	0	0	NR	0
State- and tribal - equiva	alent CERCLIS							
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill a solid waste disposal site								
SWF/LF LCP UNPERM LF	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
State and tribal leaking	storage tank lis	sts						
LUST	0.500		2	1	3	NR	NR	6

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST INDIAN LUST	0.500 0.500		0	0 0	1 0	NR NR	NR NR	1 0
State and tribal register	ed storage tal	nk lists						
UST AST INDIAN UST FEMA UST	0.250 0.250 0.250 0.250		2 1 0 0	1 0 0 0	NR NR NR NR	NR NR NR NR	NR NR NR NR	3 1 0 0
State and tribal institution control / engineering co		es						
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntar	ry cleanup site	es						
INDIAN VCP VIC	0.500 0.500		0	0 1	0 0	NR NR	NR NR	0 1
State and tribal Brownfi	elds sites							
BROWNFIELDS	0.500		0	1	0	NR	NR	1
ADDITIONAL ENVIRONMENT	NTAL RECORD	<u>s</u>						
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Waste Disposal Sites	Solid							
ODI DEBRIS REGION 9 SWRCY INDIAN ODI	0.500 0.500 0.500 0.500		0 0 0 0	0 0 0 0	0 0 0 0	NR NR NR NR	NR NR NR NR	0 0 0 0
Local Lists of Hazardou Contaminated Sites	s waste/							
US CDL SRS MN DEL PLP CDL US HIST CDL	TP 0.500 1.000 TP TP		NR 0 0 NR NR	NR 1 0 NR NR	NR 2 0 NR NR	NR NR 0 NR NR	NR NR NR NR NR	0 3 0 0
Local Land Records								
LIENS 2 LIENS	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
Records of Emergency	Release Repo	orts						
HMIRS SPILLS AGSPILLS	TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0
Other Ascertainable Red	cords							
RCRA NonGen / NLR	0.250		4	2	NR	NR	NR	6

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	<u>1/2 - 1</u>	> 1	Total Plotted
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	Ö	ő	Ö	NR	Õ
CONSENT	1.000		0	0	Ö	0	NR	0
ROD	1.000		0	Ö	ő	0	NR	0
UMTRA	0.500		0	Ö	Ö	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	Õ
FTTS	TP		NR	NR	NR	NR	NR	Ö
HIST FTTS	TP		NR	NR	NR	NR	NR	Õ
SSTS	TP		NR	NR	NR	NR	NR	Ō
ICIS	TP		NR	NR	NR	NR	NR	Ō
PADS	TP		NR	NR	NR	NR	NR	Ō
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
MN LS	0.500		2	0	4	NR	NR	6
BULK	0.250		0	0	NR	NR	NR	0
MANIFEST	0.250		0	1	NR	NR	NR	1
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
ENF	TP		NR	NR	NR	NR	NR	0
MN HWS Permit	1.000		0	0	0	0	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
TIER 2	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
MDA LIS	0.250		0	0	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
AGVIC	0.500		0	0	1	NR	NR	1
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER COAL ASH	TP 0.500		NR 0	NR	NR 0	NR NR	NR NR	0
COAL ASH DOE	TP		NR	0 NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0 0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
Filiancial Assurance	IF		INIX	INIX	INIX	INIX	INIX	U
EDR HIGH RISK HISTORICA	AL RECORDS							
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		1	0	NR	NR	NR	1
EDR US Hist Cleaners	0.250		Ö	2	NR	NR	NR	2
	0.200		·	_				_

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Direction Distance **EDR ID Number** Elevation Site Database(s) **EPA ID Number**

1 WHITE BEAR LAKE CITY DUMP MN LS S100713205 N/A

SEE LOCATION DESCRIPTION WHITE BEAR LAKE, MN 55110 < 1/8

1 ft.

Click here for full text details

Relative: Higher

2 WHITE BEAR LAKE PUBLIC WKS LIME SLDG DMP ΝE **1884 WHITAKER**

< 1/8

WHITE BEAR LAKE, MN 55110 0.003 mi.

17 ft.

Click here for full text details Relative:

Higher

EDR US Hist Auto Stat 1015283080 N/A

WNW 1832 WHITAKER ST < 1/8 SAINT PAUL, MN 55110

0.020 mi. 108 ft.

Click here for full text details

Relative: Higher

WHITE BEAR LAKE CITY OF PUBLIC WORKS RCRA-CESQG 1004729972 **FINDS** MND981951023

SSE **4200 HOFFMAN RD**

WHITE BEAR LAKE, MN 55110 < 1/8

0.024 mi. 126 ft.

Click here for full text details

Relative: Higher

RCRA-CESQG

EPA Id: MND981951023

QUAAS CHIROPRACTIC Α5 **ENE 4436 HIGHWAY 61 N** WHITE BEAR LAKE, MN 55110 < 1/8

0.025 mi.

133 ft.

Relative:

Click here for full text details

Higher

RCRA-CESQG

EPA Id: MNR000034793

HOFFMAN CORNER OIL CO INC UST U003961488 Α6

ENE 4440 N HIGHWAY 61

< 1/8 0.029 mi. WHITE BEAR LAKE, MN 55110

151 ft.

Click here for full text details

Relative: Higher

UST

Tank Status: Removed

N/A

MN LS

RCRA-CESQG 1004737274

FINDS

MNR000034793

S105803928

N/A

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

Α7 **CORNER OIL CO** LUST S101289068 **ENE 4440 N HIGHWAY 61 SPILLS** N/A

WHITE BEAR LAKE, MN 55110 < 1/8 **Financial Assurance**

0.029 mi. 151 ft.

Click here for full text details Relative:

Higher

LUST Site Id: 213456

Complete Site Closed Date: 05/06/1997 00:00:00

SPILLS

Spill Closure: Response Completed

B8 J AND C SPORTS RCRA NonGen / NLR 1000308908 **ESE** 4410 HWY 61 **FINDS** MND981950967

< 1/8 WHITE BEAR LAKE, MN 55110

0.046 mi.

241 ft.

Click here for full text details Relative:

Higher

RCRA NonGen / NLR EPA Id: MND981950967

B9 NORWEST BANK WHITE BEAR NA RCRA NonGen / NLR 1000888618

ESE 4400 HWY 61

< 1/8 WHITE BEAR LAKE, MN 55110

0.047 mi. 246 ft.

Click here for full text details Relative:

Higher

RCRA NonGen / NLR EPA Id: MN0000232777

LUNDSTROM CHIROPRACTIC CTR A10 RCRA NonGen / NLR 1004737858

ENE 1979 WHITAKER ST

WHITE BEAR LAKE, MN 55110 < 1/8

0.057 mi. 300 ft.

Click here for full text details

Relative: Higher

RCRA NonGen / NLR

EPA Id: MNR000056713

GULDEN KENT C DDS PA RCRA NonGen / NLR 1000186684 C11 MND116901133 **FINDS**

ENE 4437 S LAKE AVE

< 1/8 WHITE BEAR LAKE, MN 55110

0.118 mi. 625 ft.

Click here for full text details Relative:

Higher

RCRA NonGen / NLR

EPA Id: MND116901133

FINDS

FINDS

MN0000232777

MNR000056713

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

C12 **TALLYS ANCHOR INN** LUST S106551633 **ENE** 4440 LAKE AVE S **Financial Assurance** N/A

WHITE BEAR LAKE, MN < 1/8

0.119 mi. 630 ft.

Click here for full text details

Relative: Higher

LUST

Site Id: 224459

Complete Site Closed Date: 07/25/1991 00:00:00

U000727301 C13 **TALLYS** UST **ENE AST** N/A

4440 LAKE AVE S < 1/8 WHITE BEAR LAKE, MN 55110

0.119 mi. 630 ft.

Click here for full text details

Relative:

Higher

UST

Tank Status: Removed

C14 **MERWIN REED DRUG** 1008882320 **RCRA NonGen / NLR East** 4425 LAKE AVE S MNS000112342

1/8-1/4 WHITE BEAR LAKE, MN 55110

0.130 mi. 685 ft.

Click here for full text details

Relative: Higher

RCRA NonGen / NLR EPA Id: MNS000112342

EDR US Hist Cleaners 1015061831 D15

East 4411 LAKE AVE S 1/8-1/4 SAINT PAUL, MN 55110

0.157 mi. 829 ft.

Click here for full text details

Relative: Higher

E16 **JOHNSON BOAT WORKS** RCRA NonGen / NLR 1000320590 4495 LAKE AVENUE SOUTH NE **FINDS** MND006166417

WHITE BEAR LAKE, MN 55110 1/8-1/4 0.172 mi.

909 ft.

Click here for full text details

Relative: Higher

RCRA NonGen / NLR

EPA Id: MND006166417

UST

Tank Status: Removed

N/A

UST

MANIFEST

MAP FINDINGS Map ID

Direction Distance

EDR ID Number Database(s) Elevation Site **EPA ID Number**

E17 **BOATWORKS COMMONS** SRS S110207487 NE 4455, 4461 AND 4495 LAKE AVENUE SOUTH VIC N/A

WHITE BEAR LAKE, MN 55110 1/8-1/4

0.172 mi. 909 ft.

Click here for full text details

Relative: Higher

SRS

Facility Id: VP28290

VIC

Facility Id: VP28290

E18 FORMER JOHNSON BOAT WORKS LUST S106551176

NE 4495 LAKE AVE **Financial Assurance** N/A WHITE BEAR LAKE, MN

1/8-1/4 0.175 mi.

926 ft.

Click here for full text details

Relative: Higher

LUST

Site Id: 216421

Complete Site Closed Date: 11/17/1998 00:00:00

BROWNFIELDS 19 T MOBIL SITE S108236274 **Financial Assurance** N/A

SSW 4151 HOFFMAN RD 1/8-1/4 WHITE BEAR LAKE, MN

0.182 mi. 962 ft.

Click here for full text details

Relative: Higher

D20 **CLASSIC CLEANERS DRYCLEANERS** S106495429

East 4397 LAKE AVE S N/A 1/8-1/4 WHITE BEAR LAKE, MN 55110

0.186 mi.

980 ft.

Click here for full text details

Relative: Higher

DRYCLEANERS Facility Status: Active

D21 **EDR US Hist Cleaners** 1015061451

4397 LAKE AVE S **East** 1/8-1/4 SAINT PAUL, MN 55110

0.186 mi.

980 ft.

Click here for full text details

Relative: Higher

TC3595291.1s Page 10

N/A

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

D22 CLASSIC CLEANERS RCRA-CESQG 1004729512 East 4397 LAKE AVE S FINDS MND981091689

1/8-1/4 WHITE BEAR LAKE, MN 55110 0.186 mi.

980 ft.

Click here for full text details

Relative: Higher

RCRA-CESQG

EPA Id: MND981091689

F23 UNIVERSAL FOREST PRODUCTS WEST DIVISION RCRA-CESQG 1000287136 TRIS 55110QLTYW41

SW 4141 HOFFMAN ROAD 1/4-1/2 WHITE BEAR LAKE, MN 55110 0.256 mi.

1352 ft.

Click here for full text details

SPILLS Relative: **AIRS** Higher **Financial Assurance**

RCRA-CESQG

EPA Id: MND980905301

UST

Tank Status: Removed

LAST

Site Id: 8565

Complete Site Closed Date: 12/07/2006 00:00:00

SPILLS

Spill Closure: Response Completed

AIRS

Facility Id: 12300772

F24 UNIVERSAL FOREST PRODUCTS WEST DIVISION S107731983 SRS

SW 4141 HOFFMAN RD 1/4-1/2 WHITE BEAR LAKE, MN 55110

0.256 mi. 1352 ft.

Click here for full text details Relative: Higher

SRS

Facility Id: RCRA129

MN LS

MPCA Id: MND000823914

Facility Id: MND980905301

TIER 2

FINDS

UST

LAST

MN LS

ENF

TIER 2

MANIFEST

N/A

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

UNIVERSAL FOREST PRODUCTS WEST DIVISION (Continued)

S107731983

Facility Status: ACTIVE

25 **QUALITY WOOD TREATING CO INC AGSPILLS** S106535746

SW **AGVIC** N/A

1/4-1/2 0.276 mi.

1459 ft.

Click here for full text details

Relative: Higher

AGSPILLS

Facility Id: CF-8408 Date Closed: 2006-08-07

AGVIC

Date Closed: 08/07/2006

G26 WATER GREMLIN CO S107735620 MN LS West 1610 WHITAKER ST **MANIFEST** N/A WHITE BEAR LAKE, MN 1/4-1/2 **Financial Assurance**

0.413 mi. 2180 ft.

Click here for full text details

Relative: Higher

MN LS

MPCA Id: VP5540

G27 WATER GREMLIN CO. SRS S107732120 West

1610 WHITAKER AVE AIRS N/A 1/4-1/2 WHITE BEAR LAKE, MN 55110 TIER 2

0.413 mi. 2180 ft.

Click here for full text details

Relative: Higher

SRS

Facility Id: RCRA116

AIRS

Facility Id: 12300341

Facility Status: ACTIVE

28 JIFFY LUBE USED OIL LUST S106548958 ΝE **4561 LAKE AVE NORTH SPILLS** N/A

1/4-1/2 WHITE BEAR LAKE, MN

0.427 mi.

2253 ft.

Click here for full text details

Relative: Higher

LUST

Site Id: 31764

Financial Assurance

Direction Distance

EDR ID Number Elevation Site Database(s) **EPA ID Number**

JIFFY LUBE USED OIL (Continued) S106548958

Complete Site Closed Date: 07/23/2000 00:00:00

SPILLS

Spill Closure: Response Completed

H29 **KOHLER MIX SPECIALTIES** LUST 1003887711 SSW **4041 HIGHWAY 61** UST N/A

1/4-1/2 WHITE BEAR LAKE, MN 55110 **SPILLS** 0.429 mi. TIER 2 2263 ft. **Financial Assurance**

Click here for full text details Relative:

Higher

LUST Site Id: 4901

Complete Site Closed Date: 06/27/1994 00:00:00

UST

Tank Status: Removed

SPILLS

Spill Closure: Nonsignificant, No Followup Spill Closure: Response Completed

TIER 2

Facility Status: ACTIVE

H30 KOHLER MIX SPECIALTIES OF MINNESOTA LLC MN LS S108496379

SSW **4041 HIGHWAY 61 N** AIRS N/A

1/4-1/2 WHITE BEAR LAKE, MN 55110

0.429 mi.

2263 ft.

Click here for full text details

Relative: Higher

AIRS

Facility Id: 12300721

S103461813 31 WHITE BEAR BULK FACILITY LUST **SPILLS** NE **HIGHWAY 61 & 96** N/A

1/4-1/2 WHITE BEAR LAKE, MN 55110

0.431 mi. 2278 ft.

Click here for full text details

Relative: Higher

LUST

Site Id: 246746

Complete Site Closed Date: 01/23/2013 00:00:00

Financial Assurance

Map ID
Direction

MAP FINDINGS

Distance Elevation Site EDR ID Number Database(s) EPA ID Number

32 LINDSAY WATER SOFTENER PROPERTY MN LS \$108974962 SW 4190/4200 OTTER LAKE ROAD N/A

SW 4190/4200 OTTER LAKE ROAD 1/4-1/2 WHITE BEAR LAKE, MN 55110 0.444 mi.

2344 ft.

Click here for full text details

Relative: Higher

MN LS

MPCA Id: VP20610

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
	AG SPILLS	Department of Agriculture Spills	Department of Agriculture	02/14/2013	02/14/2013	03/27/2013
MN	AGVIC	Agricultural Voluntary Investigation & Cleanup Listing	Department of Agriculture	02/14/2013		03/27/2013
MN	AIRS	Permit Contact List	Pollution Control Agency	12/11/2012	12/12/2012	12/24/2012
MN	AST	Aboveground Storage Tanks	Minnesota Pollution Control Agency	02/01/2013	02/12/2013	03/27/2013
MN	BROWNFIELDS	Petroleum Brownfields Program Sites	Pollution Control Agency	09/30/2012	02/19/2013	03/27/2013
MN	BULK	Bulk Facilities Database	Department of Agriculture	02/12/2013	02/13/2013	03/27/2013
MN	CDL	Clandestine Drug Labs	Department of Health	04/08/2013	04/10/2013	05/01/2013
MN	COAL ASH	Coal Ash Disposal Site Listing	Pollution Control Agency	02/12/2013	02/12/2013	03/27/2013
MN	DRYCLEANERS	Registered Drycleaning Facilities	Pollution Control Agency	03/18/2013	03/20/2013	05/02/2013
MN	ENFORCEMENT	Generators Associated with Enforcement Logs	Minnesota Pollution Control Agency	03/18/2013	03/28/2013	05/01/2013
MN	Financial Assurance 1	Financial Assurance Information Listing	Pollutiona Control Agency	02/01/2013	02/12/2013	03/28/2013
MN	Financial Assurance 2	Financial Assurance Information listing	Pollution Control Agency	02/01/2013	02/13/2013	03/28/2013
MN	Financial Assurance 3	Financial Assurance Information Listing	Pollution Control Agency	10/17/2012	10/24/2012	11/19/2012
MN	INST CONTROL	Site Remediation Section Database	Pollution Control Agency	02/04/2013	03/12/2013	03/29/2013
MN	LAST	Leaking Aboveground Storage Tanks	Pollution Control Agency	02/01/2013	02/12/2013	03/28/2013
	LCP	Closed Landfills Priority List	Minnesota Pollution Control Agency	01/01/2012	05/29/2012	06/22/2012
MN	LIENS	Environmental Liens	Pollution Control Agency	07/06/2006	07/07/2006	08/14/2006
MN	_	List of Sites	Minnesota Pollution Control Agency	04/22/2009	07/14/2009	07/24/2009
MN	_	Leak Sites	Minnesota Pollution Control Agency	02/01/2013	02/12/2013	03/28/2013
	MANIFEST	Hazardous Waste Manifest Data	Pollution Control Agency	12/31/2011	08/24/2012	10/09/2012
MN	MDA LIS	Licensing Information System Database Listing	Department of Agriculture	02/12/2013	02/13/2013	03/28/2013
MN	_	Delisted Permanent List of Priorities	Pollution Control Agency	11/17/2011	11/21/2011	12/23/2011
MN	MN HWS PERMIT	Active TSD Facilities	Minnesota Pollution Control Agency	03/21/2013	03/21/2013	05/02/2013
MN	MN PLP	Permanent List of Priorities	Pollution Control Agency	11/17/2011	11/21/2011	12/27/2011
MN	SHWS	Superfund Site Information Listing	Minnesota Pollution Control Agency	02/04/2013	03/12/2013	03/29/2013
MN	SPILLS	Spills Database	Minnesota Pollution Control Agency	02/01/2013	02/12/2013	03/28/2013
MN	SRS	Site Remediation Section Database	Pollution Control Agency	02/04/2013	03/12/2013	03/29/2013
MN	SWF/LF	Permitted Solid Waste Disposal Facilities	Minnesota Pollution Control Agency	02/04/2013	02/13/2013	03/28/2013
MN	SWRCY	Recycling Facilities	Pollution Control Agency	11/12/2012	11/16/2012	12/24/2012
MN	TIER 2	Tier 2 Facility Listing	Department of Public Safety	12/31/2011	03/14/2012	04/18/2012
MN	UNPERM LF	Unpermitted Facilities	Pollution Control Agency	02/01/2013	02/13/2013	03/28/2013
MN	UST	Underground Storage Tank Database	Minnesota Pollution Control Agency	02/01/2013	02/13/2013	03/27/2013
MN	VIC	Voluntary Investigation and Cleanup Program	Minnesota Pollution Control Agency	02/04/2013	03/12/2013	03/29/2013
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	11/11/2011	05/18/2013	05/25/2012
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2011	02/26/2013	04/19/2013
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	02/04/2013	03/01/2013	03/13/2013
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	02/04/2013	03/01/2013	03/13/2013
US	COAL ASH DOE	Sleam-Electric Plan Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	08/17/2010	01/03/2011	03/21/2011
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2011	01/03/2011	03/13/2013
US	CORRACTS	Corrective Action Report	EPA	02/12/2013	02/21/2013	02/27/2013
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DELISTED NPL	National Priority List Deletions	EPA, Region 9	02/01/2013	03/01/2009	03/13/2013
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	03/13/2013
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2005		09/18/2012
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.	01/31/2012	00/01/2012	09/10/2012
	EDR MGP EDR US Hist Auto Stat		LDN, IIIC.			
US	LDV 09 LISI VAIO SISI	EDR Proprietary Historic Gas Stations - Cole				

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR US Hist Cleaners	EDR Proprietary Historic Dry Cleaners - Cole				
US	EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	07/31/2012	08/13/2012	09/18/2012
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/31/2012	01/17/2013	02/15/2013
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	07/31/2012	10/09/2012	12/20/2012
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	10/23/2011	12/13/2011	03/01/2012
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	12/31/2011	02/26/2013	03/13/2013
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/31/2012	01/03/2013	02/27/2013
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	07/20/2011	11/10/2011	01/10/2012
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	09/28/2012	11/01/2012	04/12/2013
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	02/06/2013	02/08/2013	04/12/2013
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	09/12/2011	09/13/2011	11/11/2011
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012		04/12/2013
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012	08/28/2012	10/16/2012
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	03/01/2013	03/01/2013	04/12/2013
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	09/28/2012	11/07/2012	04/12/2013
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	02/05/2013	02/06/2013	04/12/2013
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	02/06/2013	02/08/2013	04/12/2013
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	08/02/2012	08/03/2012	11/05/2012
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	05/10/2011	05/11/2011	06/14/2011
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	12/31/2012	02/28/2013	04/12/2013
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	08/27/2012		10/16/2012
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	02/21/2013	02/26/2013	04/12/2013
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	09/28/2012	10/02/2012	10/16/2012
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisiting Voluntary Cleanup Priority Lisiting	EPA, Region 7	03/20/2012	04/22/2008	05/19/2008
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/16/2012	03/26/2012	06/14/2012
US	LUCIS	Land Use Control Information System	Department of the Navy	12/09/2005	12/11/2006	01/11/2007
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/21/2011	07/15/2011	09/13/2011
US	NPL	National Priority List	EPA	02/01/2013	03/01/2013	03/13/2011
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	·		06/30/1985	08/09/2004	09/17/2004
US	PADS	Open Dump Inventory PCB Activity Database System	Environmental Protection Agency EPA	11/01/2010	11/10/2010	02/16/2011
US	PCB TRANSFORMER	PCB Activity Database System PCB Transformer Registration Database	Environmental Protection Agency	02/01/2010	10/19/2010	01/10/2011
US	PRP PRO I RAINSFORIVIER	Potentially Responsible Parties	EPA	12/02/2012	01/03/2013	03/13/2013
		Proposed National Priority List Sites	EPA		03/01/2013	
US US	Proposed NPL RAATS		EPA	02/01/2013	03/01/2013	03/13/2013
US	RADINFO	RCRA Administrative Action Tracking System		04/17/1995 01/08/2013	01/03/1995	08/07/1995 04/12/2013
05	KADINFU	Radiation Information Database	Environmental Protection Agency	01/08/2013	01/09/2013	04/12/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

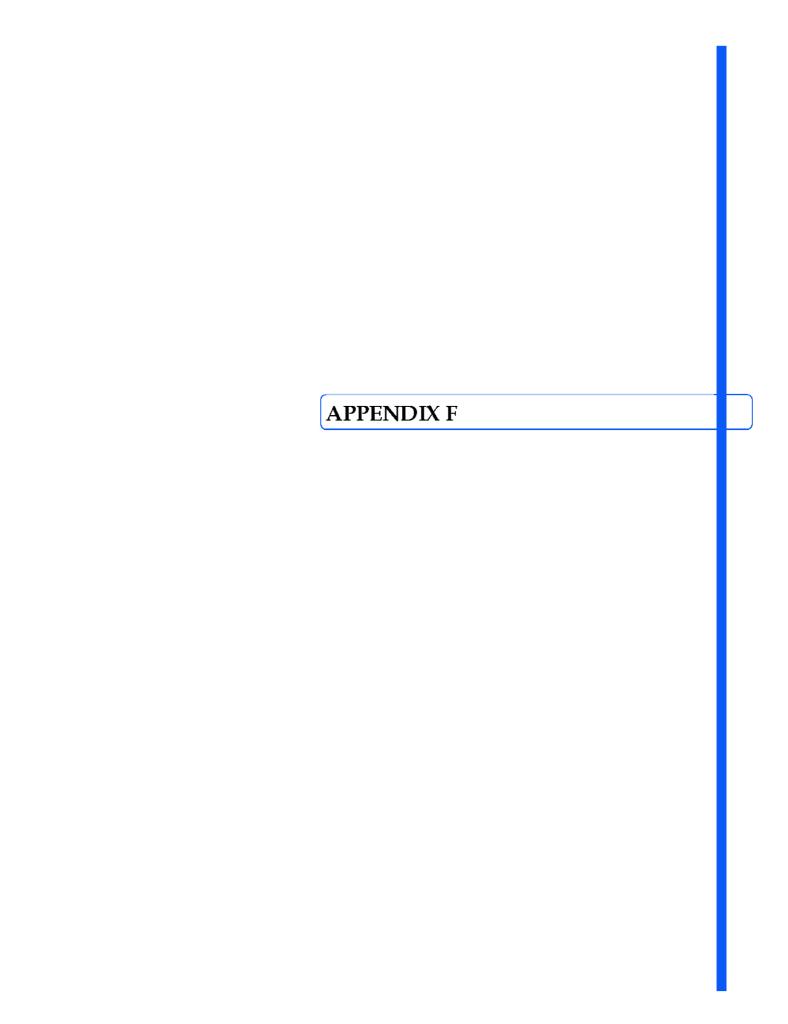
St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RCRA NonGen / NLR	RCRA - Non Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/12/2013	02/15/2013	02/27/2013
US	RMP	Risk Management Plans	Environmental Protection Agency	05/08/2012	05/25/2012	07/10/2012
US	ROD	Records Of Decision	EPA	12/18/2012	03/13/2013	04/12/2013
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2009	09/01/2011	01/10/2012
US	TSCA	Toxic Substances Control Act	EPA	12/31/2006	09/29/2010	12/02/2010
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	11/15/2012	11/16/2012	02/15/2013
US	US AIRS MINOR	Air Facility System Data	EPA	11/15/2012	11/16/2012	02/15/2013
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/10/2012	12/11/2012	12/20/2012
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	11/14/2012	12/11/2012	02/15/2013
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	12/19/2012	12/26/2012	02/27/2013
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	11/20/2012	11/30/2012	02/27/2013
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/01/2007	11/19/2008	03/30/2009
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	12/19/2012	12/26/2012	02/27/2013
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2011	09/08/2011	09/29/2011
СТ	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/18/2013	02/18/2013	03/21/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/19/2012	08/28/2012
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	02/01/2013	02/07/2013	03/15/2013
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2011	07/23/2012	09/18/2012
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2011	06/22/2012	07/31/2012
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2011	07/19/2012	09/27/2012
US	Oil/Gas Pipelines	GeoData Digital Line Graphs from 1:100,000-Scale Maps	USGS			
US	Electric Power Lines	Electric Power Transmission Line Data	Rextag Strategies Corp.			
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
MN	Daycare Centers	Sensitive Receptor: Child Care Centers	Department of Human Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

StAcronymFull NameGovernment AgencyGov DateArvl. DateActive DateUSUSGS 7.5' Topographic MapScanned Digital USGS 7.5' Topographic Map (DRG)USGS

STREET AND ADDRESS INFORMATION

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Photographic Documentation 1522 Whitaker Street, White Bear Lake, MN



Photograph 1 – Representative view of property building - office.



Photograph 3 – View from east side of building.



Photograph 2 – Portion of building occupied by food shelf.



Photograph 4 – West side of building.



Photograph 5 – View from central area looking north.



Photograph 7 – Street sweeper waste.



Photograph 6 – Boot storage.



Photograph 8 – Street sweeper waste.



Photograph 1 - Miscellaneous storage.



Photograph 3 – Former maintenance area.



Photograph 2 – Lime sludge.



Photograph 4 – Flammable waste trap.

Photographic Documentation 1522 Whitaker Street, White Bear Lake, MN



Photograph 5 – Concrete pad.



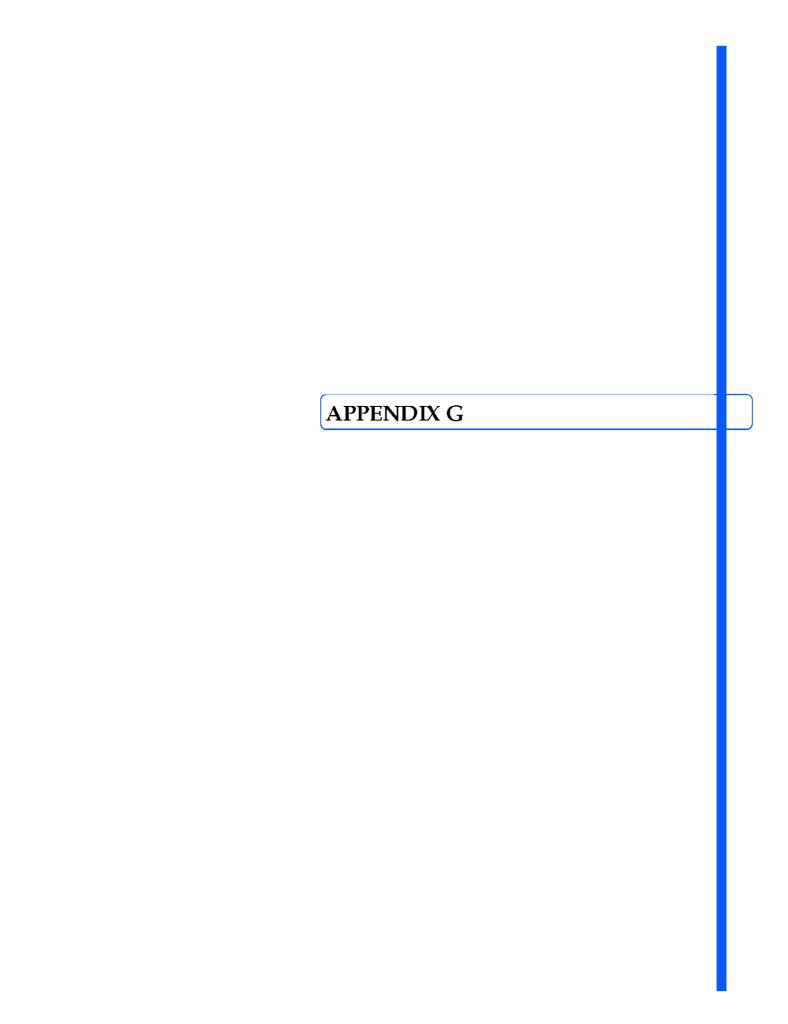
Photograph 7 – View of wetland.



Photograph 6 – View of wetland.



Photograph 8 – View of property from Whitaker Street.



QUALIFICATIONS AND EXPERIENCE

Peer was incorporated in the State of Minnesota in March 1991. The company is owned and operated by Stephen T. Jansen, M.S., P.G., and Kenneth A. Larsen, P.E., P.G. Peer is a highly specialized engineering company providing a full range of services including, but not limited to, Phase I Environmental Site Assessments; asbestos, lead based paint and other hazardous materials identification and abatement supervision; radon measurement and mitigation design; underground storage tank identification, abandonment and removal supervision; operations and maintenance (O&M) program development; and soil and groundwater contamination assessment and remediation.

Since our incorporation in 1991, Peer has specialized in providing services to local government, industry, lenders, attorneys, private landowners and others. Peer has completed Phase I Environmental Site assessments of all types of properties including undeveloped, agricultural, single family, multi-family, and commercial office, retail and industrial. Peer has conducted hydrogeologic investigations/studies, and soil/water quality assessments at hundreds of sites located in a vast array of geographical and environmental settings.

Peer has a highly integrated, multi-disciplinary staff of professionals. Peer has completed



hundreds of Phase I Environmental Site Assessments of properties using scopes of work designed by HUD, Fannie Mae, Freddie Mac and numerous other lending entities. Our professional staff includes several licensed engineers and geologists, a hydrogeologist and chemist, a soil/materials scientist, a GIS/computer specialist, and sampling technicians who design, perform and directly oversee our projects. Our personnel are licensed as asbestos inspectors, asbestos management planners, lead paint inspectors and lead risk assessors. All technical

personnel have completed OSHA 40 hour health and safety training with 8 hour annual refresher courses.

Peer's corporate office is located in Eden Prairie, Minnesota. We have 15 full-time employees. Thirteen are professionals with education, post-graduate training and experience directly related to the environmental field. Two employees are administrative support staff. Being relatively smaller in size, Peer is able to respond quickly to our client's site specific individual needs, yet still provide cost-effective "big picture" services. Our clients also receive direct attention/input from Peer's owners and principals, so there are no unforeseen surprises at the end of the project.



QUALIFICATIONS AND EXPERIENCE

SERVICES OVERVIEW

Property Transaction

- Phase I & Phase II Environmental Site Assessments
- Regulatory Assurance Letters
- Property Condition Assessments
- Appraisal Support
- Geotechnical Evaluation

Soil and/or Groundwater Sampling and Remediation

- Risk-Based Cleanup Design
- Cleanup Grant Preparation & Administration
- Petroleum Cleanup Reimbursement
- Regulatory Approvals & Assurance Letters
- Environmental Permits
- Remediation Plans & Specifications
- Remediation & Construction Management
- General Contracting
- Turnkey Remediation

Compliance

- RCRA Permitting & Closure
- Compliance Audits
- Waste Characterization & Disposal
- Petroleum & Chemical Storage Tank System Design
- NPDES Stormwater Permits & Pollution Prevention Plans
- Wastewater Discharge Permits
- Stormwater, Wastewater, & Groundwater Monitoring

Building Demolition & Decontamination

- Asbestos & Lead Paint Surveys
- Hazardous Materials Inventories (electrical equipment, refrigerants)
- Building Contaminant Assessment (PCBs, mercury, mold)
- Abatement Alternative Analysis
- Abatement Plans & Specifications
- Abatement Contractor Management
- Turnkey Abatement



JAMES E. STEPHAN

EDUCATION

Bachelor of Arts Degree, 1985, Chemistry, University of Minnesota, Minneapolis, Minnesota.

CERTIFICATIONS/TRAINING

Short Course - Avoiding Environmental Liability in Commercial Real Estate Transactions in Minnesota, 1990, National Business Institute, Inc., Minneapolis, Minnesota.

Hazardous Waste Compliance, Minnesota Pollution Control Agency, Bloomington, Minnesota.

OSHA 40-hour Hazardous Waste Operations Certification (29 CFR 1910.120).

Asbestos Building Inspector (MN).

SUMMARY

As manager of the Real Estate Services Division at Peer, Mr. Stephan is responsible for business development, and oversight for services that include Phase I Environmental Site Assessments, Transaction Screens, Property Condition Reports, and historical research. Mr. Stephan has twelve years of environmental consulting experience on various projects relating to Phase I Environmental Site Assessments, environmental compliance audits, underground storage tank investigations, and industrial hygiene. Prior to his work as an environmental consultant, he spent four years as a research chemist for an international chemical research and development corporation.

SELECTED EXPERIENCE

Business - Prior to joining Peer, Mr. Stephan spent over four years managing a group of environmental professionals that completed over 1,000 Phase I Environmental Site Assessments over that period of time. He was responsible for budgeting, profit/loss, training, cost estimation, and quality control.

Multi-state - Mr. Stephan has managed and/or completed several multi-site Phase I Environmental Site Assessment projects. Specific projects have included 25 multi-family apartment buildings located primarily in the southeastern United States; 18 multi-family apartment buildings located in California; 23 bank branches located in the Western United States; 45 motels in twenty different states; 30 fast food restaurants in six Midwestern states and 48 apartments located in ten states. These multi-state projects were completed within 21 to 45 days of authorization. Many required asbestos testing services.

Commercial - He has managed and/or completed numerous Phase I and Phase I environmental site assessments of commercial properties including industrial, office, warehouse, manufacturing, and retail facilities. The projects were completed in strict accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Some of these projects required asbestos testing, underground storage tank evaluation, or property condition reports.

Multi-family - Mr. Stephan has managed and/or completed numerous Phase I environmental site assessments of multi-family residential properties. He is familiar with various scopes of work for multi-family projects including Fannie Mae and Freddie Mac, as well as scopes of work specified by various institutional lenders. He has managed architects and engineers responsible for completing property condition reports required by Fannie Mae and Freddie Mac.

KELLY W. BROWN

EDUCATION

Bachelor of Geological Engineering Degree, 1985, University of Minnesota, Minneapolis, Minnesota.

CERTIFICATIONS

OSHA 40-Hour Hazardous Waste Operations Certification (29 CFR 1910.120).

AHERA Asbestos Building Inspector Certification (40 CFR Part 763).

Asbestos Site Supervisor (MN).

NIOSH 582 Sampling and Evaluation of Airborne Asbestos.

Lead Assessor (MN).

SUMMARY

Mr. Brown is an environmental professional with eighteen years of environmental consulting experience. He has completed environmental assessments, asbestos surveys and on-site project management of asbestos abatement projects. His other areas of experience include laboratory analysis of asbestos and industrial hygiene monitoring for asbestos and other contaminants, and property transfer assessments.

SELECTED EXPERIENCE

Conducted asbestos assessment surveying, sampling and abatement managing following AHERA, OSHA and EPA guidelines and regulations for several Minnesota School Districts, Minneapolis, St. Paul, Hennepin County, State of Minnesota, various federal agencies and numerous industrial/commercial properties. Prepared reports presenting survey and sampling results, protocols and recommendations for abatement measures and asbestos management.

Performed Phase I Environmental Assessments of industrial and manufacturing facilities, commercial and residential properties for property owners and managers, prospective buyers, insurers, lenders and investors, including institutions under the authority of the Resolution Trust Corporation. Provided comprehensive reports, following ASTM protocol, including recommendations, when appropriate for waste management, compliance audits and Phase II investigations. Duties included air, water, radon and soil sampling.

Performed Phase II Environmental Assessments of commercial properties for property owners and managers, prospective buyers, insurers, lenders and investors. Provided comprehensive reports, following required protocols, including recommendations, when appropriate for underground storage tank removals and groundwater monitoring well sampling. Duties included soil and groundwater sampling.